

# \$949,000 - 341 Rainbow Falls Way, Chestermere

MLS® #A2234898

**\$949,000**

4 Bedroom, 4.00 Bathroom, 2,906 sqft

Residential on 0.15 Acres

Rainbow Falls, Chestermere, Alberta

Discover your DREAM HOME in the coveted Rainbow Falls community of Chestermere! This rare gem offers spectacular pond views and tranquil pathways right outside your back door, creating an idyllic retreat perfect for family living. Feel instantly welcomed by luxurious HEATED FLOORS spanning all three levels, brand-new plush carpeting upstairs, and bright, spacious interiors thoughtfully designed for both comfort and style. Enjoy family gatherings in the expansive kitchen, with CUSTOM CABINETRY and beautifully framed by oversized windows overlooking your serene backyard paradise. Unwind in the cozy bonus room, or find inspiration working from your spacious home office. The large basement offers endless possibilities for customization, while the TRIPLE-CAR GARAGE and covered BBQ area add practical convenience and year-round enjoyment. Don't miss this incredible opportunity to make lasting memories in your perfect family sanctuary!

Built in 2005

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2234898  |
| Price      | \$949,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,906       |
| Acres          | 0.15        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 341 Rainbow Falls Way |
| Subdivision | Rainbow Falls         |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 1W5               |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                        |
| Parking        | Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached, Workshop in Garage |
| # of Garages   | 3                                                                                        |

### Interior

|                   |                                                                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Chandelier, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Breakfast Bar, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                                                              |
| Heating           | Natural Gas, Hot Water                                                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                                         |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                           |
| Fireplaces        | Gas, Living Room, Master Bedroom, Three-Sided                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                                         |
| Basement          | Full                                                                                                                                                                                                                                                        |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                                                                                         |
|-----------------|-------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, No Neighbours Behind, Creek/River/Stream/Pond |
| Roof            | Asphalt Shingle                                                                                                         |
| Construction    | Stone, Stucco                                                                                                           |
| Foundation      | Poured Concrete                                                                                                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 148             |
| Zoning         | R-1             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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