

# \$850,000 - 156 Rainbow Falls Manor, Chestermere

MLS® #A2235404

**\$850,000**

3 Bedroom, 3.00 Bathroom, 2,336 sqft

Residential on 0.14 Acres

Rainbow Falls, Chestermere, Alberta

Welcome to your dream home in the heart of Rainbow Falls, Chestermere! This stunning 2,336 sq ft property offers a rare opportunity to enjoy peaceful pond-side living with breathtaking west-facing sunsets and direct access to nature.

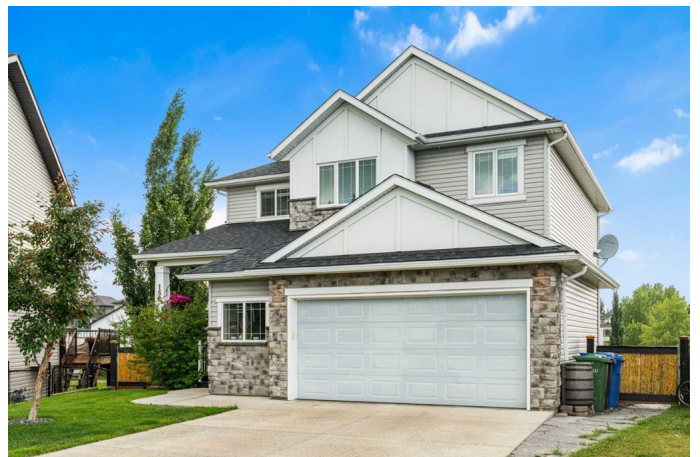
Step inside to discover a spacious and thoughtfully designed layout featuring 3 bedrooms, 2.5 bathrooms, a bonus room upstairs, and an attached double car garage.

The bright and airy main level is filled with natural light and showcases expansive pond views. From the main living area, step out onto a spacious deck built for entertaining, where you can host summer barbecues or unwind while overlooking the water.

Upstairs, the well-appointed bedrooms provide privacy and space, while the bonus room offers the perfect area for a family room or playroom. The unfinished walkout basement presents endless opportunities to expand your living space—all while enjoying serene pond views.

Enjoy a lush, low-maintenance yard with a built-in irrigation system, and stay comfortable year-round with dual furnaces to keep you warm and cozy through the winter months.

Located in one of Chestermere's most desirable communities, this home perfectly



balances style, comfort, and natural beauty.

Built in 2012

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235404    |
| Price          | \$850,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,336       |
| Acres          | 0.14        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 156 Rainbow Falls Manor |
| Subdivision | Rainbow Falls           |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X0G6                  |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 4                             |
| Parking        | Double Garage Attached        |
| # of Garages   | 2                             |
| Is Waterfront  | Yes                           |
| Waterfront     | Pond, Canal Front, Waterfront |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bathroom Rough-in  |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |

|                 |                            |
|-----------------|----------------------------|
| Heating         | Forced Air                 |
| Cooling         | None                       |
| Fireplace       | Yes                        |
| # of Fireplaces | 1                          |
| Fireplaces      | Gas                        |
| Has Basement    | Yes                        |
| Basement        | Full, Unfinished, Walk-Out |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Waterfront |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 3               |
| Zoning         | R-1             |

## Listing Details

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

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