

\$819,900 - 112 Rainbow Falls Passage, Chestermere

MLS® #A2202606

\$819,900

5 Bedroom, 4.00 Bathroom, 2,469 sqft
Residential on 0.12 Acres

Rainbow Falls, Chestermere, Alberta

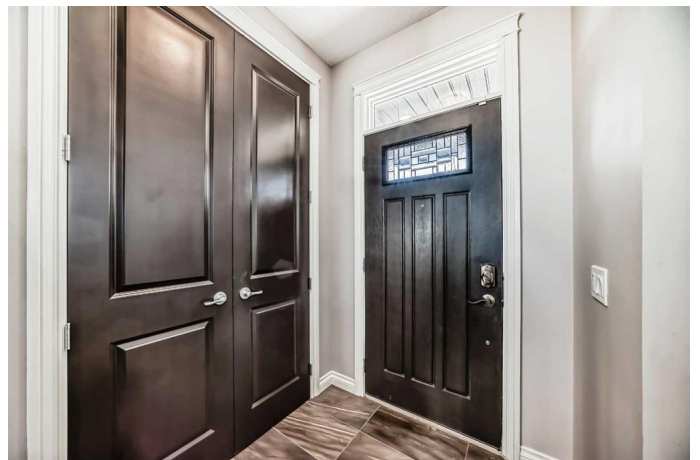
Searching for a Home That Reflects Your Unique Taste and Status?

If you're tired of seeing cookie-cutter luxury homes and want something truly exceptional, this is the home you've been waiting for! Welcome to a stunning blend of luxury and comfort in this beautifully designed 5-bedroom home—plus a versatile flex room that can easily become a 6th bedroom, office, or playroom. With over 3,300 sq. ft. of thoughtfully curated living space, this property is a perfect balance of upscale finishes and everyday functionality.

From the moment you arrive, the exposed aggregate driveway and Gemstone exterior lighting set an elegant tone. Step inside to rich hardwood flooring, 9' ceilings, and striking 8' doors that create a grand, welcoming atmosphere.

The heart of the home is a chef-inspired kitchen made for gathering—featuring an oversized granite island, gas cooktop, double wall ovens, a beverage fridge, and a walk-through pantry that connects seamlessly to the mudroom. It's all open to a warm and inviting living room with a sleek gas fireplace—ideal for hosting friends or enjoying cozy family nights.

Upstairs offers room to breathe with four spacious bedrooms, including a luxurious primary suite complete with a serene sitting area, a spa-like ensuite with soaker tub, double vanity, walk-in shower, and a spacious walk-in closet. You'll also love the



convenience of the upstairs laundry room and a stylish 4-piece bath.

The fully finished basement is made for movie nights, game days, or guestsâ€”with a huge family/media room (projector-ready), a 5th bedroom, and a modern 3-piece bath.

Step outside to your own private oasis: a low-maintenance backyard with turf, a generous size deck for entertaining, and a storage shedâ€”all designed for easy, enjoyable outdoor living.

Additional highlights include a triple attached garage, central A/C, hot water on demand, double furnaces, and custom railings throughout.

And the location? Just a 7-minute walk to the lake, with scenic trails, schools, and shops nearbyâ€”offering not just a home, but a lifestyle.

This is more than a place to liveâ€”itâ€™s where your next chapter begins.

Built in 2015

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2202606 |
| Price | \$819,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,469 |
| Acres | 0.12 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

Address 112 Rainbow Falls Passage

| | |
|-------------|---------------|
| Subdivision | Rainbow Falls |
| City | Chestermere |
| County | Chestermere |
| Province | Alberta |
| Postal Code | T1X0S9 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Aggregate, Triple Garage Attached, Oversized |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 47 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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