

# \$829,000 - 137 Rainbow Falls Heath, Chestermere

MLS® #A2239432

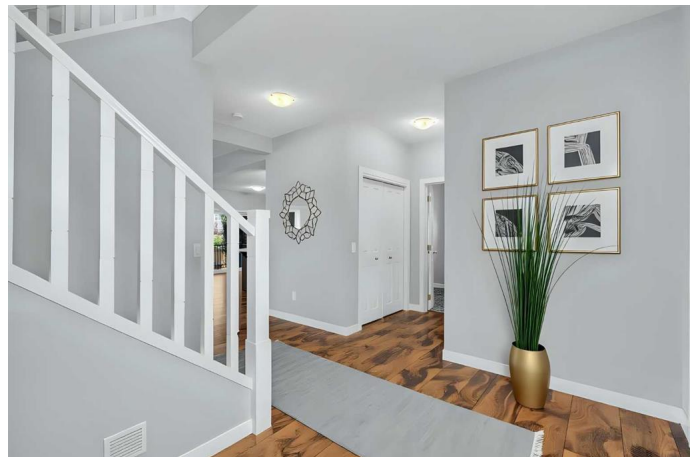
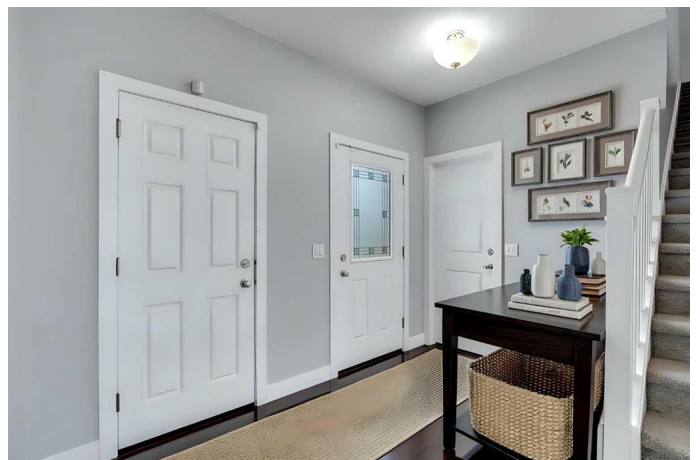
**\$829,000**

5 Bedroom, 4.00 Bathroom, 2,352 sqft

Residential on 0.14 Acres

Rainbow Falls, Chestermere, Alberta

Modern Elegance Meets Family Comfort in the Heart of Chestermere. Welcome to this stunning, fully developed two-story residence nestled on a peaceful street in desirable Chestermere. Offering over . 3,300 sq. ft. of thoughtfully designed living space, this home blends style, sophistication, and function in perfect harmony. From the moment you step inside, youâ€™re greeted by an open-concept layout bathed in natural light from expansive west-facing windows. The heart of the home is a chef-inspired kitchen featuring gleaming quartz countertops, an oversized island with contrasting finishes, upgraded appliances, soft-close cabinetry, a massive walk-in pantry, and abundant storage â€“ ideal for both everyday living and hosting unforgettable gatherings. A seamless transition leads to the spacious dining area, perfect for intimate family meals or elegant dinner parties. Step outside onto the large west-facing deck and take in the uninterrupted views and evening sunshine, with no direct neighbors behind. The main floor living room is both cozy and refined, showcasing a gas fireplace framed by a custom mantle and surrounded by oversized windows, creating the perfect space for entertaining or relaxing with loved ones. Upstairs, the thoughtful design continues with a large bonus room, convenient laundry room, two generous secondary bedrooms, and a beautifully appointed 4-piece bathroom. The primary retreat is truly exceptional, featuring a luxurious 5-piece ensuite with dual vanities,



glass-enclosed shower, deep soaker tub, and a spacious walk-in closet.

The fully finished basement expands your living space even further with a 4th bedroom, modern 3-piece bathroom, a dedicated home theatre area— perfect for family movie nights — and ample storage throughout. Additional highlights include: Central A/C for year-round comfort

Oversized double attached garage (22’x20’) Central vacuum rough-in, Low-maintenance landscaping, Sunny southwest-facing backyard on a generous lot with privacy and space to enjoy

Lovingly maintained and move-in ready, this home is a true standout in the market — a perfect 10 in every way. Don’t miss your opportunity to own this beautiful blend of modern living and timeless comfort.

Built in 2014

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239432    |
| Price          | \$829,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,352       |
| Acres          | 0.14        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 137 Rainbow Falls Heath |
| Subdivision | Rainbow Falls           |

|             |             |
|-------------|-------------|
| City        | Chestermere |
| County      | Chestermere |
| Province    | Alberta     |
| Postal Code | T1X 0N4     |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Vaulted Ceiling(s)                                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings |
| Heating           | Forced Air                                                                                             |
| Cooling           | Central Air                                                                                            |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas                                                                                                    |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full                                                                                         |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                     |
| Lot Description   | Few Trees, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Wood Frame                                                                 |
| Foundation        | Poured Concrete                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 25              |
| Zoning         | R1              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.