

# \$779,995 - 197 West Creek Boulevard, Chestermere

MLS® #A2242202

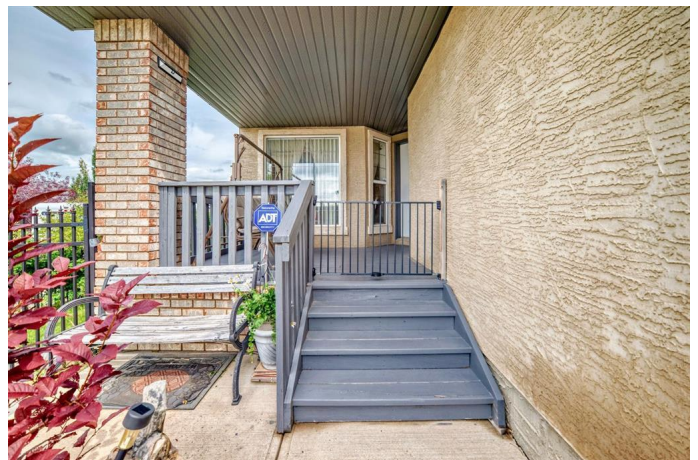
**\$779,995**

5 Bedroom, 4.00 Bathroom, 2,295 sqft  
Residential on 0.12 Acres

Rainbow Falls, Chestermere, Alberta

Find Your Dream Home in the Sought-After Community of Rainbow Falls, Chestermere! Located on a quiet, family-friendly street just steps from parks and green spaces, this beautifully maintained CORNER-LOT home offers the perfect blend of space, style, and functionality. Boasting OVER 3000 sq ft of developed living space, this 5-BEDROOM 3.5-bathroom home with a massive 21x28 insulated TRIPLE GARAGE is move-in ready and ideal for modern family living. From the moment you step inside, you'll be greeted by the sunny open-concept living area and warm hardwood floors. The main level includes a versatile FLEX ROOM, perfect for a home office, playroom, or creative studio - ideal for remote workers or busy households needing flexible space. Moving forward, you'll find the living room, kitchen, and dining nook which come together seamlessly to create a cozy and welcoming environment. The spacious living room is anchored by a GAS FIREPLACE - the perfect place to gather with family or curl up with a good book. The heart of the home is the chef-inspired kitchen complete with a granite island and spacious pantry. Laundry room is conveniently located on the main floor too.

Upstairs, the spacious primary suite features a generous walk-in closet and a luxurious 5-piece ensuite complete with dual vanities, a deep soaker tub, and a separate shower. You'll also find THREE ADDITIONAL



BEDROOMS and a finished full bathroom, perfect for growing families.

The fully developed basement offers a LARGE RECREATION ROOM—ideal as a home theatre or games area—plus a FIFTH BEDROOM and a stylish 3-piece bathroom providing a comfortable and private space for guests, teenagers, or extended family. This floor also features a MASSIVE MULTIFUNCTIONAL JET SHOWER and a storage space

Step outside to enjoy the sun-drenched backyard, ideal for outdoor dining, summer barbecues, or simply relaxing in the sun. The covered FRONT VERANDA adds charm and curb appeal—a perfect spot for your morning coffee or evening unwind. STUCCO SIDING, NEWER WATER TANK (2019) AND FURNACE (2023) Don’t miss your chance to see this exceptional property—book your showing today!

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242202    |
| Price          | \$779,995   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,295       |
| Acres          | 0.12        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 197 West Creek Boulevard |
| Subdivision | Rainbow Falls            |
| City        | Chestermere              |
| County      | Chestermere              |
| Province    | Alberta                  |
| Postal Code | T1X 1S8                  |

## Amenities

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

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                           |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas                                                               |
| Has Basement      | Yes                                                               |
| Basement          | Finished, Full                                                    |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Lot Description   | Back Yard          |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 106             |
| Zoning         | R-1             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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