

# \$729,900 - 77 Rainbow Falls Boulevard, Chestermere

MLS® #A2190833

**\$729,900**

3 Bedroom, 3.00 Bathroom, 1,554 sqft  
Residential on 0.13 Acres

Rainbow Falls, Chestermere, Alberta

Welcome to 77 Rainbow Falls Blvd! Located in Rainbow Falls, this gorgeous three bedroom bungalow is fully developed from top to bottom! With over 2600 sq ft of living space, this property is 'move-in' ready and freshly painted with neutral colors throughout! Upon entering you will notice the large foyer combined with a bright and open floor plan! There is a main floor office, perfect for someone working from home. There is a large kitchen with upgraded appliances including a GAS Stove and a large island with QUARTZ Countertops! The nook area offers plenty of room for your table! The living room is quite spacious with large windows and is complete with a gas fireplace! The primary bedroom will easily fit your king bed and has a walk-in closet! The lavish en-suite boasts a large vanity with QUARTZ countertops, dual sinks, an oversized shower and the flooring is 'glazed porcelain' tile! Also on the main floor is a two piece powder room for guests plus convenient laundry! The lower level is fully developed with a large rec room made complete with the second fireplace! There are two good sized bedrooms and a four piece bath! As an added bonus, there is no carpeting in the house! There is central air, a heater in the garage and an underground sprinkler system! The yard is fully fenced and landscaped! No disappointments, call to schedule your appointment!

Built in 2015



## Essential Information

MLS® #	A2190833
Price	\$729,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,554
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	77 Rainbow Falls Boulevard
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0S6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Double Vanity
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Window Coverings, Gas Stove, Microwave Hood Fan, Washer/Dryer Stacked, Wine Refrigerator
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Gazebo, Landscaped, Low Maintenance Landscape, Street Lighting, Underground Sprinklers, Few Trees, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 3rd, 2025
Days on Market	38
Zoning	R-1

### **Listing Details**

Listing Office	Stonemere Real Estate Solutions
----------------	---------------------------------

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.