

# \$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

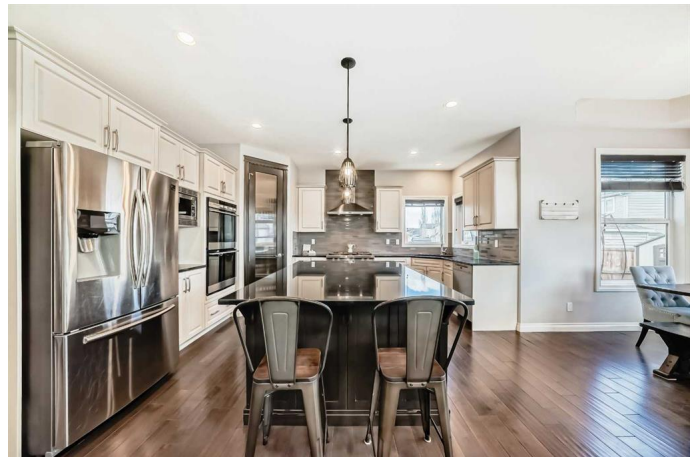
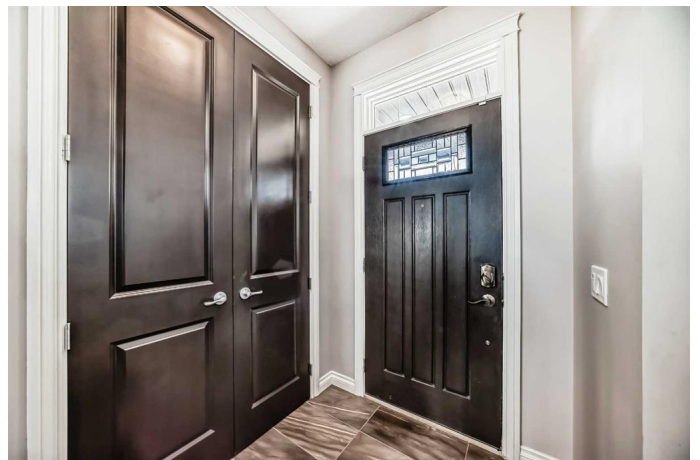
Searching for a Home That Reflects Your Unique Taste and Status?

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, Oversized, Triple Garage Attached
# 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, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Double Oven, Garburator, Gas Cooktop, Range Hood
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	42
Zoning	R-1

### **Listing Details**

Listing Office	eXp Realty
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