

# \$839,900 - 112 Rainbow Falls Passage, Chestermere

MLS® #A2202606

**\$839,900**

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

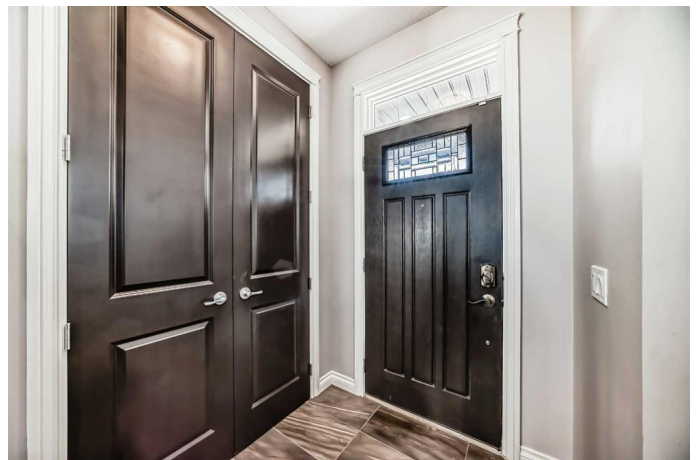
Rainbow Falls, Chestermere, Alberta

This stunning 5-bedroom home (with a flex room convertible to a 6th) exudes LUXURY and timeless elegance, offering over 3,300 sq. ft. of impeccably designed living space. From the EXPOSED AGGREGATE driveway and GEMSTONE exterior lighting to the rich HARDWOOD floors, soaring 9' CEILINGS, and grand 8' doors, every detail is crafted for sophistication.

The chef's kitchen is a masterpiece, featuring an oversized GRANITE ISLAND and countertops, GAS COOKTOP, DOUBLE WALL OVENS, a BEVERAGE FRIDGE, and a walk-through PANTRY that leads seamlessly to the MUDROOM. The open-concept living room, anchored by a sleek gas FIREPLACE, is perfect for elegant entertaining or relaxed family gatherings.

Upstairs, you'll find FOUR spacious bedrooms, including a lavish primary suite with a serene SITTING AREA, a SPA-INSPIRED ensuite with a deep SOAKER tub, DOUBLE VANITY, WALK-IN shower, and generous WALK-IN CLOSET. An upper-floor LAUNDRY ROOM and a stylish 4-piece bath provide convenience for the whole family.

The fully finished basement extends your living space with a massive family/media room (projector-ready), a 5th BEDROOM, and a chic 3-piece bath. Outside, enjoy a private, low-maintenance backyard with premium TURF, a spacious deck, and a storage shed—ideal for effortless outdoor living. Additional features include a TRIPLE



ATTACHED GARAGE, CENTRAL A/C, double furnaces, HOT WATER ON DEMAND, and custom railings. Beyond the home itself, the LOCATION is second to none - just a 7-minute walk from the LAKE, scenic walking paths, schools, and local shops, this home blends luxury and lifestyle seamlessly.

This isn't just a house where memories are made, and life's best moments unfold. Don't miss your chance to call it home - book your private showing today!

Built in 2015

### Essential Information

MLS® #	A2202606
Price	\$839,900
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, 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	13
Zoning	R-1

### **Listing Details**

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

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.