

# \$614,900 - 133 Rainbow Falls Boulevard, Chestermere

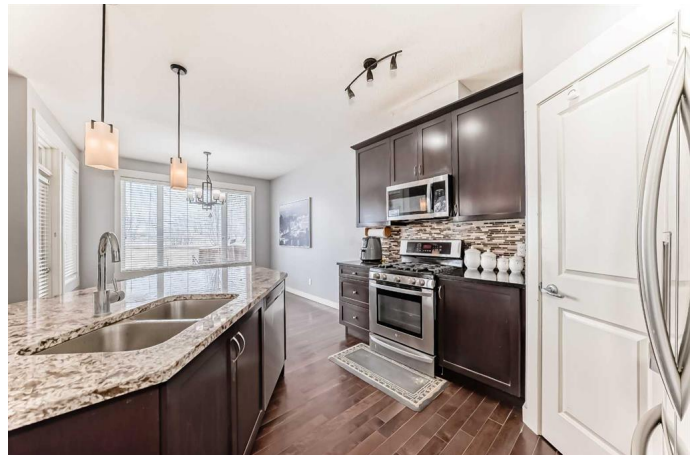
MLS® #A2193520

**\$614,900**

3 Bedroom, 4.00 Bathroom, 1,834 sqft  
Residential on 0.08 Acres

Rainbow Falls, Chestermere, Alberta

Here's your opportunity to own a home in beautiful Rainbow Falls, one of Chestermere's most sought after neighbourhoods. This fully finished urban oasis is immaculate from the outside in starting with its charming curb appeal. Step into the spacious and welcoming 2 story vaulted entryway complete with a coat closet and plenty of room for a shoe bench. The main floor is spacious and bright with 9' ceilings, rich hardwood floors and elegant finishes. You're going to love the well laid out kitchen with its classic and timeless design of rich dark cabinetry, granite counters and newer stainless steel appliances including a gas stove. The spacious counter height island with seating is ideal for friends and family to gather. Between the kitchen & living area is a gas fireplace flanked by built in shelving to display your family's greatest treasures. The dining area is surrounded by large windows giving the feeling of the outside coming in allowing you to enjoy your beautiful backyard year round. A nice sized 2 pc powder room and mudroom just off of the garage entrance complete this level. The upstairs is a custom design that offers you an open bonus room that is sure to be your family's favourite place to spend time together watching movies, reading books or playing games. There are 2 oversized bedrooms including the primary where you'll fall in love with charming details like the sloped ceiling and adorable accent window. A 4 pc



ensuite leads you to the most delightful & unexpected walk in closet that is equally charming. The 2nd bedroom is also a great size and has a walk in closet plus access to the cheater ensuite bath. There is still more room in the fully finished basement where youâ€™ll enjoy a good sized rec room and full bath as well as a 3rd bedroom and dry bar that is perfect for guests, your teenager or another family member . There is still ample room left for storage and laundry. Last but certainly not least is your backyard oasis conveniently accessed from the kitchen. You are going to love spending time in this peaceful and tranquil space surrounded by mature trees and lush landscaping. A nice sized deck with for both privacy and wind protection is the perfect place for BBQing in the summer. The double attached garage is both drywalled and insulated and there is plenty of storage space. This amazing home has so many little extras that make it special . Youâ€™re going to love living in Rainbow Falls where the pathways and public areas are second to none. Youâ€™ll also enjoy easy access to schools and all amenities. Donâ€™t miss your chance to make 133 Rainbow falls your Home!

Built in 2012

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2193520    |
| Price          | \$614,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,834       |
| Acres          | 0.08        |
| Year Built     | 2012        |
| Type           | Residential |

|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 133 Rainbow Falls Boulevard |
| Subdivision | Rainbow Falls               |
| City        | Chestermere                 |
| County      | Chestermere                 |
| Province    | Alberta                     |
| Postal Code | T1x 0n6                     |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Central, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Garden                   |
| Lot Description   | Back Yard                |
| Roof              | Asphalt, Asphalt Shingle |
| Construction      | Aluminum Siding          |
| Foundation        | Block                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 18th, 2025 |
| Days on Market | 85                  |

Zoning

R-2

## **Listing Details**

Listing Office

BluePoint Realtors

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.