

# \$599,900 - 228 Rainbow Falls Green, Chestermere

MLS® #A2213097

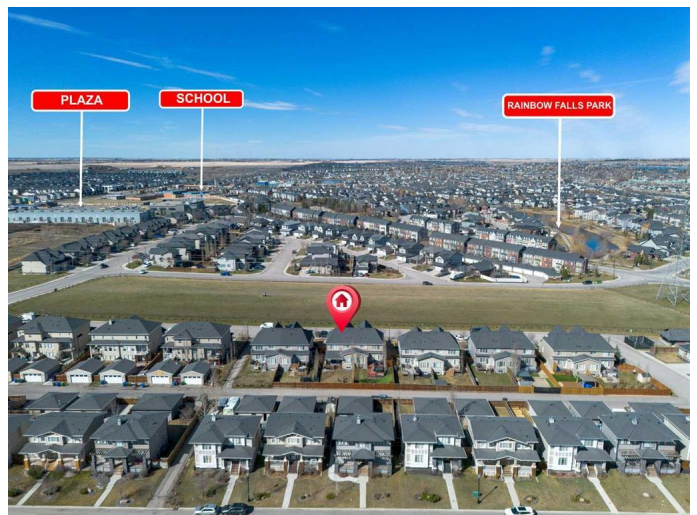
**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,837 sqft

Residential on 0.09 Acres

N/A, Chestermere, Alberta

Welcome to 228 Rainbow Falls Green – the perfect family home in the heart of Chestermere! This beautifully maintained duplex is one of the ONLY floor plans that offers 3 spacious bedrooms upstairs + a generous bonus room – an ideal setup for growing families. Situated on a QUIET crescent and directly across from peaceful greenspace, this home boasts fantastic curb appeal that welcomes you in from the moment you arrive. Step through the bright front entrance into a thoughtfully designed, open-concept main floor featuring rich HARDWOOD floors and an abundance of natural light. The stylish kitchen is a true highlight, showcasing GRANITE countertops, STAINLESS STEEL appliances, full-height cabinetry, and a walk-in pantry. The cozy living area is anchored by a beautiful gas fireplace with custom built-ins, while the adjoining dining nook offers the perfect space for family meals or entertaining. From here, step outside to your large, covered deck and enjoy the beautifully landscaped, fenced backyard complete with mature trees, back alley access, and plenty of space for kids or pets to play. Upstairs, you’ll find three generously sized bedrooms, including a KING-sized primary suite with a WALK IN closet and a private 4-piece ENSUITE. The upper-level bonus room is perfect for movie nights, a playroom, or a home office, and the convenient upstairs laundry adds to the thoughtful layout. The basement is already framed for a fourth



bedroom and a bathroom, giving you a head start on future development. This home is packed with features you will LOVE including over 1,837 sq. ft. of AIR CONDITIONED living space, a double ATTACHED garage, BRAND NEW carpet on the upper level, fresh paint throughout, and meticulous pride of ownership. If you've been searching for true value in a move-in-ready home, your wait is over. Donâ€™t miss your chance to own this exceptional propertyâ€™book your showing today!

Built in 2014

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2213097               |
| Price          | \$599,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,837                  |
| Acres          | 0.09                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 228 Rainbow Falls Green |
| Subdivision | N/A                     |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X 1S4                 |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Parking      | Additional Parking, Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Garage Faces Front |
| # of Garages | 2                                                                                                      |

## Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                                                                                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                    |
| Fireplaces        | Gas, Blower Fan, Double Sided                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Partially Finished                                                                                                                                             |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Storage                          |
| Lot Description   | Back Lane, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                  |
| Construction      | Stone, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | R2               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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