

# \$874,900 - 108 Rainbow Falls Row, Chestermere

MLS® #A2239704

**\$874,900**

4 Bedroom, 4.00 Bathroom, 2,251 sqft  
Residential on 0.12 Acres

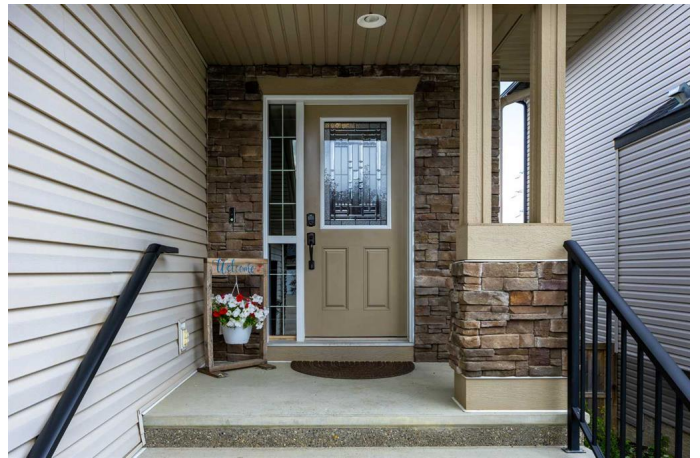
Rainbow Falls, Chestermere, Alberta

Welcome to 108 Rainbow Falls Row, an exceptional executive-style home situated on a unique corner lot siding onto peaceful green space, in the beautiful lakeside community of Chestermere. Offering over 3,000 SqFt of thoughtfully designed living space, this stunning 2-storey residence blends luxury, comfort, and functionality—perfect for families and professionals alike.

Featuring 4 spacious bedrooms and 3.5 bathrooms, the home is finished with high-end details throughout. The main level impresses with 9-foot ceilings, rich hardwood flooring, and a private office with elegant French doors. The heart of the home is a warm, inviting living room with a striking wood-burning fireplace and a dramatic open-to-below design, adding an airy and grand feel to the space.

The gourmet kitchen is ideal for entertaining, featuring granite countertops, tall cabinetry, built-in oven and microwave, stainless steel appliances, and a walkthrough pantry that connects to a practical mudroom. A two-piece powder room and convenient laundry room complete the main floor.

Upstairs, retreat to the luxurious king-sized primary suite, complete with a large walk-in closet and a spa-like 5-piece ensuite, including dual sinks, a soaker tub, and a separate shower. Two additional generously sized bedrooms and a bright bonus/family room offer versatility for relaxing, reading, or play. Step out onto the expansive upper-floor balcony, ideal for enjoying your morning coffee or



tranquil sunset views.

The fully finished walk-out basement adds incredible value with a large recreation room, kitchenette, fourth bedroom, and a 4-piece bathroomâ€”perfect for guests, teens, or extended family.

An oversized, insulated garage (24â€™ x 21â€™) offers ample space for vehicles, storage, or a workshop. Ideally located in a quiet, family-friendly neighbourhood with easy access to Calgary, this home offers the rare combination of elegance, privacy, and convenienceâ€”all just steps from nature.

Built in 2013

### Essential Information

MLS® #	A2239704
Price	\$874,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,251
Acres	0.12
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	108 Rainbow Falls Row
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0N7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garburator, Microwave, Range Hood, Refrigerator, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Rectangular Lot, Street Lighting, Beach
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Days on Market	16
Zoning	R1

### Listing Details

Listing Office	eXp Realty
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