

\$777,000 - 117 Rainbow Falls Heath, Chestermere

MLS® #A2245526

\$777,000

5 Bedroom, 4.00 Bathroom, 2,261 sqft
Residential on 0.12 Acres

Rainbow Falls, Chestermere, Alberta

Stylish, Spacious, and Fully Upgraded in Rainbow Falls! Welcome to over 3,100 sq ft of beautifully designed living space in one of Chestermere's™ most sought-after communities – Rainbow Falls. This stunning 2-storey home with a TRIPLE ATTACHED GARAGE offers 5 bedrooms, 4 bathrooms (including 3 full baths), and a fully finished walk-out basement – perfect for growing families or those who love to entertain. Step inside to find a grand open-to-below foyer, newer designer light fixtures, and carpet throughout. The main floor is thoughtfully laid out with a spacious family room featuring custom floor-to-ceiling built-ins, a bright dining area, and a gorgeous kitchen equipped with granite countertops, a large central island, stainless steel appliances, and a walk-in pantry with custom shelving. There's also a built-in feature in the mudroom, adding function and style. The family room is subtly enclosed, creating a cozy and private space while still maintaining an open flow. From the dining area, step out onto your covered deck with glass railing – the perfect spot to unwind and take in the views of your low-maintenance landscaped yard with no rear neighbors. Upstairs, you'll find a bonus room, laundry conveniently located on the same level, and 3 generously sized bedrooms, including a primary retreat with a walk-in closet and a 4-piece ensuite. Downstairs, the walk-out basement is fully finished with a large rec room, 2 additional bedrooms, and a full bath



â€” ideal for guests, older kids, or even a home office setup. Walk right out to your concrete patio, perfect for summer evenings or enjoying a morning coffee in peace. Additional upgrades include: Concrete pathways surrounding the home from front to back, Side stairs leading to the backyard and a Custom matching shed. Prime location with access to Rainbow Road, Glenmore Trail & 17th Ave SE. Walking distance to schools, shopping, and local amenities. This home offers incredible value, has been well maintained, and is ready for its next chapter. Donâ€™t miss your opportunity to live in a premium location with space, style, and functionality.

Built in 2015

Essential Information

MLS® #	A2245526
Price	\$777,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,261
Acres	0.12
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	117 Rainbow Falls Heath
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0S7

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Kitchen Island, Built-in Features, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Balcony, Barbecue, Private Entrance
Lot Description	Rectangular Lot, Back Yard, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2025
Days on Market	45
Zoning	r1

Listing Details

Listing Office	Real Broker
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