

# \$799,500 - 108 Rainbow Falls Row, Chestermere

MLS® #A2239704

**\$799,500**

4 Bedroom, 4.00 Bathroom, 2,251 sqft

Residential on 0.12 Acres

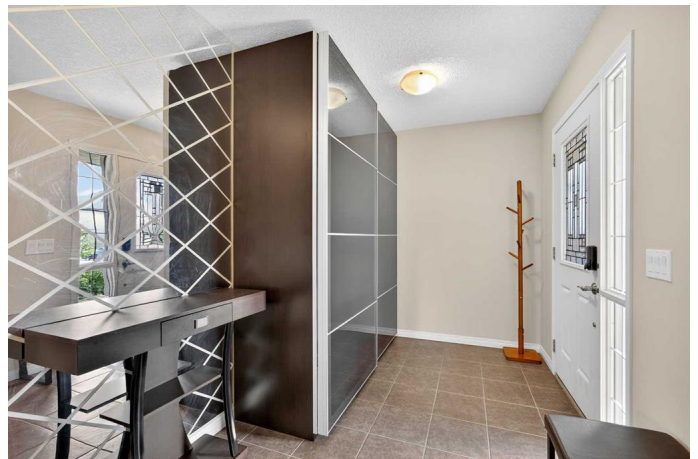
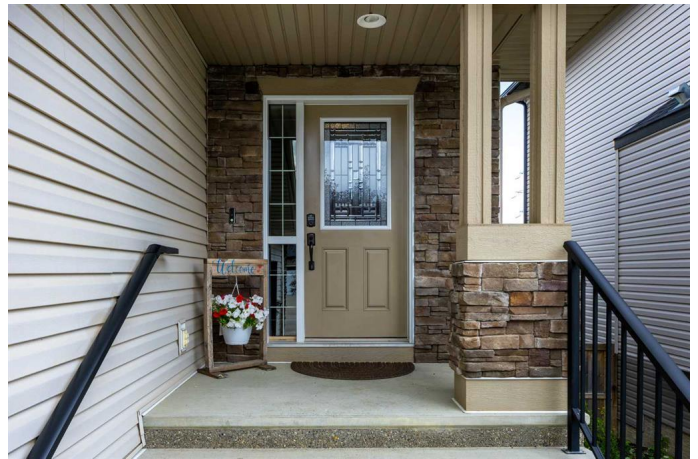
Rainbow Falls, Chestermere, Alberta

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 bathroom—perfect for guests, teens, or extended family.

An oversized, insulated garage (24'™ x 21'™) 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 convenience—all just steps from nature.

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2239704    |
| Price          | \$799,500   |
| 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, Oversized, Insulated |
| # 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, Induction Cooktop, Microwave, Range Hood, Refrigerator                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                             |
| Fireplaces        | Wood Burning                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Finished, Full, Walk-Out                                                                                                                                      |

## 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 | 39              |
| Zoning         | R1              |

## Listing Details

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

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