

# \$669,900 - 288 Rainbow Falls Green, Chestermere

MLS® #A2262855

**\$669,900**

4 Bedroom, 4.00 Bathroom, 1,830 sqft

Residential on 0.08 Acres

Rainbow Falls, Chestermere, Alberta

Stunning Duplex in Chestermere™s Rainbow Falls Welcome to a world of elegance and modern luxury in this breathtaking duplex, nestled in the heart of Chestermere™s coveted Rainbow Falls within the vibrant Lake Community. Meticulously crafted, this showhome-worthy residence dazzles with thoughtful upgrades and a fresh, inviting aesthetic. Exterior & Curb Appeal Charming Front Patio: Full-length patio overlooks a lush green belt, offering a warm welcome. Landscaped Backyard: Low-maintenance design with ample lounging areas for relaxation. Extended Back Deck: Complete with privacy fencing, perfect for outdoor entertaining. Oversized Double Garage: Insulated with extra-high doors, ideal for larger vehicles like trucks. Main Level Inviting Foyer: Features custom-built bench seating and intricate woodworking. Gleaming Hardwood Floors: Flow throughout, leading to a versatile flex room (office, bedroom, or more). Gourmet Kitchen: Ceiling-height white cabinetry Walk-in pantry Upgraded stainless steel appliances & gas range Expansive quartz island for prep and gatherings Sunlit Living & Dining Areas: South-facing for natural light, with a sleek gas fireplace and elegant mantel. Upper Level Primary Suite: Expansive with coffered ceilings Spa-like ensuite with dual vanities Walk-in closet with locking door for valuables Additional Bedrooms: Two generously sized rooms for flexibility



Built in 2014

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262855               |
| Price          | \$669,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,830                  |
| Acres          | 0.08                   |
| Year Built     | 2014                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 288 Rainbow Falls Green |
| Subdivision | Rainbow Falls           |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X 0S4                 |

## Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 2                                                        |
| Parking        | Alley Access, Double Garage Detached, Insulated, Covered |
| # of Garages   | 2                                                        |

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                             |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Gas                                                                                                         |

|              |                                          |
|--------------|------------------------------------------|
| Has Basement | Yes                                      |
| Basement     | Finished, Full, Exterior Entry, Walk-Out |

## Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, See Remarks, Gazebo |
| Roof              | Asphalt Shingle                                                                        |
| Construction      | Mixed                                                                                  |
| Foundation        | Poured Concrete                                                                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 17                |
| Zoning         | R-2               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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