

# \$584,900 - 157 Rainbow Falls Boulevard, Chestermere

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MLS® #A2254670

**\$584,900**

3 Bedroom, 4.00 Bathroom, 1,829 sqft  
Residential on 0.08 Acres

Rainbow Falls, Chestermere, Alberta

2 Primary Bedrooms | Finished Basement |  
Backs onto Green Space | Central Air.  
Welcome to this gorgeous front-drive  
semi-detached home in the highly desirable  
community of Rainbow Falls, Chestermere.  
Combining timeless design with modern  
upgrades, this property offers an exceptional  
layout and unbeatable location—perfect for  
families, professionals, or anyone looking to  
enjoy a vibrant community with city  
convenience.

The main floor impresses with soaring ceilings  
and an open-concept design that creates a  
bright, airy atmosphere. A spacious living room  
with a cozy fireplace sets the stage for  
relaxation, while the dining area easily  
accommodates family meals and gatherings.  
The upgraded kitchen features stainless steel  
appliances, sleek cabinetry, and plenty of  
counter space, making it a chef's delight.  
A convenient 2-piece bathroom completes the  
main level.

Upstairs, you'll find two generously sized  
primary suites, each with its own 4pc private  
ensuite—ideal for multi-generational living,  
guests, or roommates. A large bonus area  
adds flexibility, whether you need a family  
room, home office, or entertainment space.

The fully finished basement extends your living  
space with a versatile den, additional  
bedroom, recreation room, 3pc bathroom, and



storage. Itâ€™s a perfect retreat for teens, guests, or hobby enthusiasts.

Step outside to enjoy the private, fully fenced backyard featuring a spacious deck thatâ€™s perfect for summer barbecues and outdoor relaxation. Backing directly onto green space, this home offers both privacy and a peaceful natural viewâ€”an ideal setting for everyday living.

With fantastic curb appeal, central air conditioning, an attached front-drive garage, and proximity to two excellent schools, No Frills, parks, and Chestermere Lake, this property delivers the lifestyle youâ€™ve been searching for.

Donâ€™t miss your chance to call this Rainbow Falls beauty your next home. Book your private showing today!

Built in 2011

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2254670               |
| Price          | \$584,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,829                  |
| Acres          | 0.08                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|         |                             |
|---------|-----------------------------|
| Address | 157 Rainbow Falls Boulevard |
|---------|-----------------------------|

|             |               |
|-------------|---------------|
| Subdivision | Rainbow Falls |
| City        | Chestermere   |
| County      | Chestermere   |
| Province    | Alberta       |
| Postal Code | T1X0N6        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Ceiling Fan(s), High Ceilings                           |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Central Air Conditioner, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Washer |
| Heating           | Forced Air, Natural Gas                                                                                                                   |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full                                                                                                                                      |

### **Exterior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                           |
| Lot Description   | Back Yard, Landscaped, Private, Backs on to Park/Green Space, Front Yard, Level, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                                     |
| Foundation        | Poured Concrete                                                                                                        |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 70                  |
| Zoning         | R-2                 |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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