# \$779,995 - 197 West Creek Boulevard, Chestermere

MLS® #A2242202

### \$779,995

5 Bedroom, 4.00 Bathroom, 2,295 sqft Residential on 0.12 Acres

Rainbow Falls, Chestermere, Alberta

Find Your Dream Home in the Sought-After Community of Rainbow Falls, Chestermere! Located on a quiet, family-friendly street just steps from parks and green spaces, this beautifully maintained CORNER-LOT home offers the perfect blend of space, style, and functionality. Boasting OVER 3000 sq ft of developed living space, this 5-BEDROOM 3.5-bathroom home with a massive 21x28 insulated TRIPLE GARAGE is move-in ready and ideal for modern family living. From the moment you step inside, you'II be greeted by the sunny open-concept living area and warm hardwood floors. The main level includes a versatile FLEX ROOM, perfect for a home office, playroom, or creative studio ideal for remote workers or busy households needing flexible space. Moving forward, you'll find the living room, kitchen, and dining nook which come together seamlessly to create a cozy and welcoming environment. The spacious living room is anchored by a GAS FIREPLACE - the perfect place to gather with family or curl up with a good book. The heart of the home is the chef-inspired kitchen complete with a granite island and spacious pantry. Laundry room is conveniently located on the main floor too.

Upstairs, the spacious primary suite features a generous walk-in closet and a luxurious 5-piece ensuite complete with dual vanities, a deep soaker tub, and a separate shower.
You'II also find THREE ADDITIONAL







BEDROOMS and a finished full bathroom, perfect for growing families.

The fully developed basement offers a LARGE RECREATION ROOMâ€"ideal as a home theatre or games areaâ€"plus a FIFTH BEDROOM and a stylish 3-piece bathroom providing a comfortable and private space for guests, teenagers, or extended family. This floor also features a MASSIVE MULTIFUNCTIONAL JET SHOWER and a storage space

Step outside to enjoy the sun-drenched backyard, ideal for outdoor dining, summer barbecues, or simply relaxing in the sun. The covered FRONT VERANDA adds charm and curb appealâ€"a perfect spot for your morning coffee or evening unwind.

STUCCO SIDING, NEWER WATER TANK (2019) AND FURNACE (2023)

Don't miss your chance to see this exceptional propertyâ€"book your showing today!

Built in 2007

#### **Essential Information**

MLS® # A2242202

Price \$779,995

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,295
Acres 0.12
Year Built 2007

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 197 West Creek Boulevard

Subdivision Rainbow Falls
City Chestermere
County Chestermere

Province Alberta
Postal Code T1X 1S8

#### **Amenities**

Parking Spaces 6

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features No Smoking Home

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 22nd, 2025

Days on Market 104 Zoning R-1

# **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.