

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

MLS® #A2242202

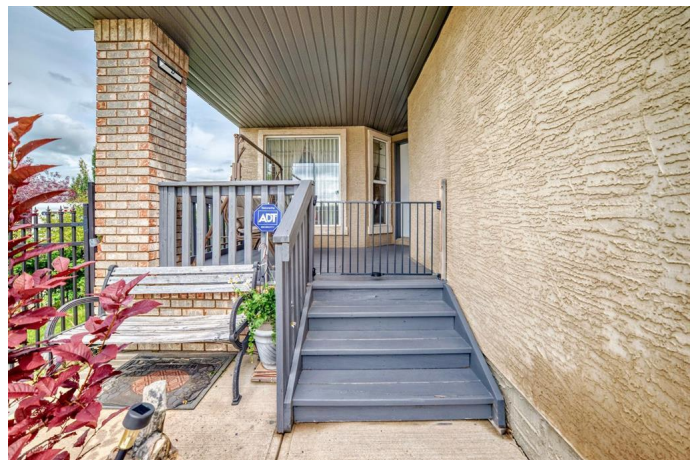
\$779,995

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'll 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'll also find THREE ADDITIONAL



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

The fully developed basement offers a LARGE RECREATION ROOM—ideal as a home theatre or games area—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 appeal—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 property—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	96
Zoning	R-1

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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