

# **\$714,999 - 231 Westchester Boulevard, Chestermere**

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MLS® #A2200164

**\$714,999**

4 Bedroom, 4.00 Bathroom, 2,471 sqft

Residential on 0.01 Acres

Rainbow Falls, Chestermere, Alberta

Welcome to this fantastic family home in Chestermere, offering unbeatable value at just \$297 per square foot! With close to 3000 square feet of living space, this property combines comfort, style, and a prime location—making it the best value in the area! This stunning two-storey home, located in the peaceful and family-friendly community of Rainbow Falls offers 4 spacious bedrooms, 3 bathrooms, and a dedicated office! This home provides ample room for every member of the family. The open floorplan is perfect for entertaining, featuring a large, inviting kitchen with elegant granite countertops and a generous island. The bonus family room upstairs provides an additional retreat for relaxation or play. Outside, enjoy a private, fully fenced yard with a generous sized deck, ideal for outdoor gatherings or quiet evenings. The double attached garage adds convenience, while the overall layout and design make this home an ideal choice for anyone seeking comfort and functionality in a quiet neighborhood. With untapped potential in the basement, this home has it all! It's the perfect setting for your dream lifestyle. Contact your favourite Realtor today to schedule a viewing!

Built in 2004

## **Essential Information**

MLS® #

A2200164



|                |             |
|----------------|-------------|
| Price          | \$714,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,471       |
| Acres          | 0.01        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 231 Westchester Boulevard |
| Subdivision | Rainbow Falls             |
| City        | Chestermere               |
| County      | Chestermere               |
| Province    | Alberta                   |
| Postal Code | T1X 1S4                   |

### Amenities

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

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Oven, Window Coverings                                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                           |
| Fireplaces        | Electric                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Partial, Partially Finished                                                                                                                                                 |

**Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Front Yard, Landscaped, Gazebo, Private |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame, Vinyl Siding                |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 56              |
| Zoning         | R-1             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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