

# \$1,199,900 - 136 Magenta Crescent, Chestermere

MLS® #A2238712

**\$1,199,900**

1 Bedroom, 2.00 Bathroom, 1,897 sqft

Residential on 0.20 Acres

Rainbow Falls, Chestermere, Alberta

Welcome to 136 Magenta Crescent – an extraordinary custom-built bungalow in the heart of Rainbow Falls, Chestermere. With nearly 1900 sq ft on the main floor, this executive home blends luxury, function, and craftsmanship at every turn. It was custom designed to perfectly fit its expansive 0.2-acre crescent-end lot, offering a rare combination of privacy, curb appeal, and outdoor living space – all nestled in one of the community’s most desirable locations. Inside, you’ll find soaring ceilings, custom niches, and rich hardwood floors. The showpiece kitchen features custom solid wood cabinetry, granite countertops and a large island, hand-laid inlay backsplash, built-in microwave, separate wall oven and electric stovetop, all flowing into the open dining and living space with a stunning feature fireplace and tons of natural light. Every detail in this home – from built-ins to crown mouldings – is fully custom. “Sunrise” crown accents above each doorway showcase the craftsmanship. At the front, a private office with two large windows offers natural light and elegant millwork. The spacious primary suite features a luxurious ensuite with dual vanities, oversized glass shower, air-jetted tub, and a walk-in closet. Off the dining area, step onto a spacious elevated deck with vinyl decking, sleek metal and glass railing, and gas line – perfect for BBQs, patio heaters, or an outdoor fireplace. The professionally landscaped yard is a true highlight, with mature trees, manicured lawn,



and decorative rock edging with liner surrounding all garden beds and side yards. The main floor laundry includes cabinetry, sink, and folding counter. Beside it, a mudroom with a bonus shower is ideal for rinsing off after yardwork or garage projects. The 3-car garage is heated, insulated, and drywalled, with high ceilings for lifts or storage, 220V outlet for tools or EV charging, side tool wall, and ample room for all your toys. Both sides of the home also offer RV or boat parking – incredibly rare. Downstairs, the huge walkout basement is a blank slate: add bedrooms, a theatre, gym, or a full suite (subject to approval and permitting by the City of Chestermere) – with in-floor heating rough-in, large windows, and direct backyard access. Other features include central A/C, new high-efficiency furnace (April 2025), central vacuum system with one set of attachments, and a wired security system (contract-free and ready to activate). Lovingly maintained and pet-free, this home is just steps to the Rainbow Falls waterfall, canal pathways, schools, shops, and dining. This is the total package – luxury, comfort, and community, all in one.

Built in 2008

**Essential Information**

MLS® #	A2238712
Price	\$1,199,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,897
Acres	0.20
Year Built	2008
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	136 Magenta Crescent
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0K9

### Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Additional Parking, Aggregate, Enclosed, Front Drive, Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Parking, RV Garage, Triple Garage Attached, RV Carport
# of Garages	3

### Interior

Interior Features	Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Masonry, Stone
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Interior Lot, Irregular Lot, Landscaped, Lawn,

Low Maintenance Landscape, Many Trees, Private, Street Lighting,  
Treed, Views, Yard Drainage

Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	48
Zoning	R-1

### **Listing Details**

Listing Office	Town Residential
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