

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

---

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 locationâ€”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	57
Zoning	R-1

**Listing Details**

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

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.