

# \$734,900 - 231 Westchester Boulevard, Chestermere

MLS® #A2200164

**\$734,900**

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

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Price	\$734,900
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, Central Vacuum, Closet Organizers, 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, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Partially Finished, Partial

## Exterior

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

## Additional Information

Date Listed	March 7th, 2025
Days on Market	28
Zoning	R-1

## Listing Details

Listing Office	CIR Realty
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