

# \$914,000 - 142 Topaz Gate, Chestermere

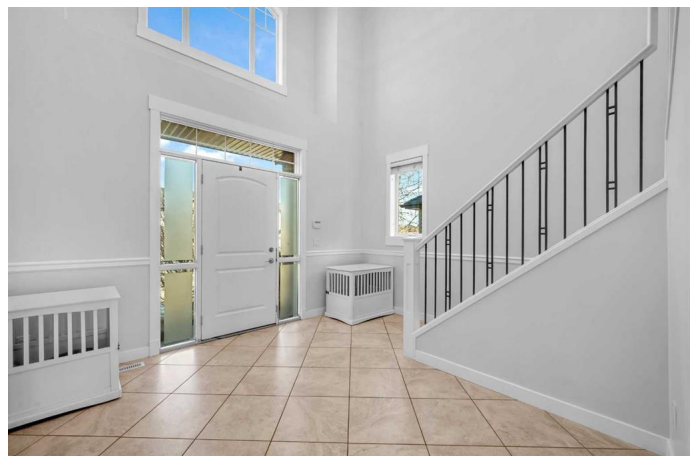
MLS® #A2198222

**\$914,000**

4 Bedroom, 4.00 Bathroom, 2,927 sqft  
Residential on 0.12 Acres

Rainbow Falls, Chestermere, Alberta

This stunning former showhome by Truman Homes, located in the desirable Rainbow Falls community of Chestermere, offers 2,927 sq. ft. of bright, open living space. The home features soaring ceilings in the entry foyer, family room, and upstairs bonus room, creating an airy, inviting atmosphere. As you enter, youâ€™re greeted by a beautiful Restoration Hardware chandelier. Down the hall, youâ€™ll find an intimate powder room. There is a home office, perfect for students or anyone working from home. The chef-inspired kitchen includes a Brigade 6-burner stove, Miele oven, Miele steam oven, and an oversized island with a built-in microwaveâ€”perfect for cooking and entertaining. The kitchen leads to a massive balcony, complete with a natural gas line, which overlooks the south-facing backyard that backs onto green space, providing both privacy and an abundance of natural light. A walk-through pantry connects to a mudroom with laundry facilities and access to the finished garage with organized wall storage. Upstairs, youâ€™ll find three spacious bedrooms, including a master suite with its own private balcony and a luxurious 5-piece ensuite with a jetted tub. Thereâ€™s also a massive family room with vaulted ceilings and bright windows that flood the space with natural light, creating a spacious, inviting atmosphere. The fully finished basement features a walkout to a large backyard, a small kitchen, and a bright sitting area with



south-facing windows, as well as a home gym. With built-in ceiling speakers, central vacuum, and a prime location close to parks, schools, shopping, and Chestermere Lake, this home offers both luxury and convenience. Don't miss your chance to see this exceptional property—book your showing today!

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2198222    |
| Price          | \$914,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,927       |
| Acres          | 0.12        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 142 Topaz Gate |
| Subdivision | Rainbow Falls  |
| City        | Chestermere    |
| County      | Chestermere    |
| Province    | Alberta        |
| Postal Code | T1X0B1         |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Faces Front |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Chandelier, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Gas Range, Microwave, Range, Refrigerator, Washer/Dryer                                       |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Walk-Out   |

## **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Wood Frame  |
| Foundation        | Poured Concrete  |

## **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 2nd, 2025 |
| Days on Market | 33              |
| Zoning         | TBD             |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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