

# \$684,900 - 176 Sienna Passage, Chestermere

MLS® #A2218487

**\$684,900**

3 Bedroom, 3.00 Bathroom, 1,518 sqft  
Residential on 0.10 Acres

Rainbow Falls, Chestermere, Alberta

Find your happy place in this idyllic location in popular Rainbow Falls of Chestermere. This fully finished villa style bungalow with walkout basement is perfectly situated backing onto the canal and surrounded by mature trees. The curb appeal is second to none in this charming and well maintained complex with low maintenance landscaping and striking exterior colour scheme. Step into the spacious foyer which is located next to a bright and sunny front office with French doors for privacy. The elegant formal dining area is the perfect setting for intimate dinner parties with friends and family. The main living area is an open concept design with the kitchen, living room and breakfast nook blending seamlessly into one another. The beautifully upgraded kitchen is a dream for both entertaining and everyday family living. Timeless finishes include rich espresso cabinetry, granite counters, glass tile backsplash, a counter height island with seating and gleaming stainless steel appliances including a new induction range. An upgraded 2 sided fireplace provides warmth and ambience to both the living area and the primary bedroom and large windows allow natural light to flood the entire space. A convenient built in desk area is great for catching up on a little work without leaving the family or this could make a trendy little coffee station or bar area. Fresh paint, hardwood floors, 9â€™™ ceilings and new lighting throughout the main living area. From the breakfast nook you can step out to your



secluded upper deck where you can relax and enjoy the peaceful canal views and frequent local wildlife sightings. There is a remote controlled awning to make enjoying the upper deck even more convenient. The spacious primary retreat comes complete with a luxurious 5 pc ensuite and huge walk in closet. A 2 pc powder room and laundry room with storage off the garage round out this main level. The lower level is beautifully finished with a complete wet bar, spacious recreation room, 2nd gas fireplace and in floor heating. The 2 large bedrooms each have their own walk in closet and they share the 4 pc bath. Your teenagers, other family members or out of town guests will love making this bight and open space their own. Step out onto the covered patio that comes with an adjustable screen allowing you to control your sun exposure. The attached 2 car garage keeps both you and your vehicle protected from the elements year round. Youâ€™re going to love living in Rainbow Falls where you can enjoy picturesque pathways, mature greenery, a growing number of terrific local businesses, access to schools and an easy commute to Calgary. Landscaping, snow removal and exterior maintenance are included in this sought after complex with only 44 units and they donâ€™t come on the market very often so donâ€™t wait to book your showing.

Built in 2007

### **Essential Information**

MLS® #	A2218487
Price	\$684,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,518

Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	176 Sienna Passage
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0B6

### Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2
Waterfront	Creek

### Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Track Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Glass Doors
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Awning(s), Garden, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	1
Zoning	R-2

### **Listing Details**

Listing Office	RE/MAX Key
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