

**137 Magenta Crescent**  
**Chestermere, Alberta**
**MLS # A2263145**

**\$899,900**

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Rainbow Falls                                         |               |                   |
| <b>Type:</b>     | Residential/House                                     |               |                   |
| <b>Style:</b>    | 2 Storey                                              |               |                   |
| <b>Size:</b>     | 2,604 sq.ft.                                          | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 4                                                     | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                             |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Creek/River/Stream/Pond |               |                   |

|                    |                                  |                   |    |
|--------------------|----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile           | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Other                            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Siding | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -  |

**Features:** Bookcases, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Vinyl Windows

**Inclusions:** Additional appliances in suite including fridge, dishwasher, stove, washer, dryer

**\*\*OPEN HOUSE SATURDAY NOV 1 from 12-2PM\*\*** Tucked in one of the most sought-after locations in Chestermere, this stunning two-storey walkout backs directly onto the tranquil Rainbow Falls green space and creek-side pathway. Step outside your back gate to enjoy peaceful walks along the water, surrounded by mature trees and lush landscaping &mdash; a true outdoor retreat right at home. Inside, this fully finished residence impresses with thoughtful updates and high-end finishes throughout. The reimagined Chef's Kitchen now features brand-new stainless steel appliances, elegant granite countertops, custom maple cabinetry with soft-close drawers and under-cabinet lighting, plus a convenient walk-through pantry connecting to the mudroom. Whether preparing an intimate meal or hosting guests, this kitchen delivers both beauty and functionality. Soaring west-facing windows flood the main floor with natural light, framing picturesque views of the creek and park beyond. The inviting great room centers around a full-height stone fireplace &mdash; perfect for cozy evenings with family or friends. Upstairs; flowing new carpet, the spacious primary suite provides a true retreat, complete with a spa-inspired 5-piece ensuite featuring heated marble floors, a jetted marble-wrapped tub, dual vanities, and his-and-hers walk-in closets. The walkout lower level is beautifully designed with versatility in mind &mdash; featuring an impressive wet bar, built-in Murphy bed, custom wine room, in-ceiling audio, and a sleek 4-piece bath with heated floors and steam shower. Ideal as a guest suite or entertainment space, it's fully equipped with separate laundry and security systems. Outdoors, the private fenced yard offers multiple gathering spaces &mdash; a large deck for summer dining, a cozy fire pit area, and a concrete patio overlooking the natural

green space and gently flowing creek. This home truly combines luxury living with the serenity of nature — an exceptional balance of indoor comfort and outdoor beauty.