

# \$679,900 - 169 Sienna Passage, Chestermere

MLS® #A2225983

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,546 sqft  
Residential on 0.10 Acres

Rainbow Falls, Chestermere, Alberta

\*\* Open House Saturday June 28th from  
1pm-3pm! \*\*

Find your happy place in this rare and beautiful home in Georgian Villas in the heart of popular Rainbow Falls. Perfectly nestled along the tranquil greenspace, this fully finished walkout home offers over 3,000 sq ft of impeccably maintained living space, ideal for those seeking a lifestyle upgrade in a peaceful, picturesque setting.

From the moment you arrive, the striking exterior, mature landscaping, and impressive curb appeal of this 44-unit complex set the tone for what awaits inside. Step through the spacious foyer and feel instantly at home thanks to 9 ft ceilings, rich hardwood floors, fresh neutral paint, and abundant natural light streaming through four thoughtfully placed sun tube lights on the main level.

A main floor office or flex room with French doors provides a quiet space for remote work or reading, while the separate formal dining area is the perfect spot for hosting intimate gatherings. The heart of the home is the open-concept kitchen and living area elegantly finished with granite countertops, a large central island, tile backsplash, stainless steel appliances, including a new dishwasher, and dual-sided fireplace adding warmth and ambience from both the living room and the primary suite.



Whether you're entertaining or simply enjoying your morning coffee, you'll love the seamless flow from the bright breakfast nook to the expansive upper deck, complete with custom privacy screens, outdoor living at its finest.

The primary retreat is generously sized and offers a peaceful escape with its updated 5-piece ensuite, featuring a curbless walk-in shower, soaker tub, dual sinks, and a huge walk-in closet. A stylish powder room and well-appointed laundry room with extra storage and sink complete the main floor.

The walkout basement is a standout feature, fully finished with a massive recreation room (plumbed for a wet bar), a large office, and a spacious additional bedroom- all flooded with light and a three piece bathroom for added convenience. Guests or family will love the privacy and space here, including the covered patio.

Other standout features include: New hot water tank & water softener (2025), New garage door (2023), Epoxy-coated garage floor, CAT 5 wiring & built-in speaker system, Attached double garage, Low-maintenance living with snow removal, landscaping, and exterior maintenance included in fees

Whether you're downsizing, rightsizing, or simply dreaming of a beautiful, lock-and-leave lifestyle, this home offers the perfect blend of luxury, comfort, and convenience. Plus, you'll love the friendly community vibe, access to shops & services, nearby walking paths, and a short commute to Calgary.

Don't miss this rare opportunity to own a premier villa in one of Chestermere's most sought-after communities. These homes rarely come on the market, schedule your private

tour today and come see why Rainbow Falls is where lifestyle and luxury meet.

Built in 2007

### Essential Information

MLS® #	A2225983
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,546
Acres	0.10
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	169 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
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	9
Zoning	R-2

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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