

RESIDENTIAL

544 RAINBOW CR

ACTIVE

LP: \$469,000



Property Class: Single Family
Area: Sherwood Park
Community: Regency Park_CSTS
Building Type: Detached Single Family
Style: 5 Level Split
Legal Plan: 9023103 **Blk:** 371 **Lot:** 18 **Unit:** **UF:**
Linc #: 0015718216
Title to Land: Fee Simple **Ownership:** PRIV
Exclusion Y/N: N **SRR:** N **Disc:** **Conform:**
Warranty: **Restrictions:** N-KNW



Call Team Oosterveld for showings at 587-269-3333. (LANDLINE - NO TEXTS) Buyer to accept title insurance in lieu of an RPR

5 BEDROOM Custom 5 level split with over 2000sqft of living space in a great cul-de-sac location. NEW furnace and A/C as well as newer shingles. AMAZING LAYOUT, truly functional with rich character. Top Floor MASSIVE Master Bedroom with full seating area and large en-suite that you can truly escape in. The large functional kitchen is refinished with great style. You can easily fit a large kitchen table and enjoy the built in desk and extra cabinetry. The separate dining room can fit a large table too. Relax in the front living room or the large family room on the 3rd level. The family room has a large fireplace, great natural sunlight from the big windows and has a truly comforting feel. This house has tons of storage areas to keep all your stuff! The lower level has a world class theatre room that will blow you away. The yard is huge with a tranquil forest like feel , a 2 tier deck, a fire pit area and a massive playhouse that is truly a show piece to the back yard.

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc		2Pc	3Pc	4Pc	5Pc	6Pc		Finished Levels: 5
Baths:	0	1	0	1	0	0	Ensuite Bath:	0	0	1	0	0		Level: SqM: SqFt:
Addl Rms:	0			Bdrms Above:	4		Total Bdrms:	5						Main Level:
Living Rm:	2.72 x		M	Master Bdrm:	3.9 x 4.48	U	Media Room	4.18 x	B					Upper:
Dining Rm:	2.75 x 2.7		M	Bedroom 2:	2.82 x	U	Breakfast Nook	2.37 x	M					Above Grade:
Kitchen:	2.63 x		M	Bedroom 3:	2.83 x 2.8	U	Laundry Room	1.66 x	U					Lower Level: 43.48 468.02
Family Rm:	4.73 x		L	Bedroom 4:	2.96 x	U	Storage Room	1.82 x	L					Below Grade: 30.10 324.00
Den:				Bonus Rm:			Bedroom	3.24 x	L					Total A.G.: 147.71 1,589.95

Fireplace Y/N:		F/P Fuel:		Fireplace Type:	
Heating:	Forced Air-1	Heat Fuel:	Natural Gas	Roof Type:	Asphalt Shingles
Construction:	Wood Frame	Foundation:	Concrete	Basement:	Full / Fully Finished
Exterior:	Vinyl			Sec Suite Y/N:	N 2nd Suite Permit By Seller:
Features:	No Smoking Home			Flooring:	Carpet, Laminate Flooring
				Goods Excluded:	
Goods Included:	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings			Lot Shape:	Pie Shaped Lot SqM:
				Front Exp:	N Unit Exp:
Site Influences:	Cul-De-Sac, Fenced, Playground Nearby			Frontage:	Depth:
				Tax Amt/Yr:	3,083.00 / 2016 LI/Yr: \$0 /
Parking:	Double Garage Attached			Zoning:	
Virtual Tour:				Elem. School:	brentwoodelementary.ca/
Brochure:				Jr High School:	http://frhaythorne.ca/
				Sr High School:	https://bevfacey.ca/
				Other School:	

Condo Name:		Total Units:		Total Floors:		Floor		Floor #:
Encl Parking:		Parking Unit:		Park Plan Type:		Park Plan Desc:		
Condo Fee:		Condo Fee Incl:						
HOA Fee:		HOA Fee Incl:						

Seller Name:	Huot, Rene & Lori-Ann	Appointment:	Call Lister, Must Confirm Appointment
Appt Name:	Team Oosterveld	Appt Phone:	587-269-3333
List Agent:	Ben S Oosterveld - Ph: 587-269-3333	Listing Date:	7/18/2017
Agent E-mail:	ben@teamoosterveld.com	Agent URL:	http://www.teamoosterveld.com
List Firm:	RE/MAX Elite - Off#: 780-464-4100	Occupancy:	Seller DOM: 0
List Agent 2:		Possession:	Possession Days: 60 Possession Notes: NEGOTIABLE
List Firm 2:		Co-Operating Commission:	3% on the first 100k 1.5% on the balance

Pending Date:		Sold Price:		Input Date:	7/18/2017 11:00 AM
Sold Date:		Adjustmnt Date:		Expiration	11/30/2017
Seller Agent:		Seller Agent 2:			
Seller Firm:		Seller Firm 2:			