

257 Rainbow Falls Drive
Chestermere, Alberta

MLS # A2156116



\$450,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,280 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: na

Welcome to this 2 Bed, 3.5 Bath Townhome located in Rainbow Falls in beautiful Chestermere. This townhouse has a fully finished walkout basement and a double detached garage. Over 1700 sq ft of developed living space. Walking into the main floor you will be greeted to an open floor plan with 9 ft ceilings and bright windows throughout allowing plenty of sunlight. The kitchen is beautiful, maple cabinets, upgraded backsplash, stainless steel appliances, stunning flooring throughout the main floor. Adjacent is a sunny dining nook with access to the large deck, perfect for outdoor relaxation or dining. A 2-pc bathroom conveniently located completes the main floor. Upstairs, the rare double master layout ensures privacy and convenience, with each bedroom boasting an ensuite bathroom. The primary bedroom features a walk-in closet and luxurious ensuite, while the second bedroom offers generous space and another ensuite. The fully finished walkout basement is a great space for entertaining guests or for simply a separate living area. The lower level is completed with a large rec room, a 4pc bathroom as well as a laundry room. The double detached garage gives plenty of space to park your vehicles and for extra storage. This home is in a very desirable location. Close proximity to 17th Ave and within walking distance to Rainbow Falls Park and walking paths. There are numerous amenities such as restaurants, shopping, schools and playgrounds within a short distance. Chestermere is a vibrant family community offering unmatched attractions like Chestermere Lake and Lakeside Greens Golf Course, making it a desirable location with easy commuting options to downtown Calgary and 90 minutes to Banff. Contact us today for your private viewing and to discuss all what Chestermere has to offer!