

428 Rainbow Falls Drive
Chestermere, Alberta

MLS # A2159633



\$484,900

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,413 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl

Sewer: -

Roof: Asphalt

Condo Fee: \$ 499

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Wood Frame

Zoning: R-3

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry

Inclusions: N/A

*** OPEN HOUSE SATURDAY SEPT 21 from 12pm-2pm!! *** WELCOME HOME! Step into your fully developed walkout townhouse condominium in the family-friendly community of Rainbow Falls! The moment you arrive, you'll notice the exceptional curb appeal, and with the convenience of a "lock and leave" lifestyle, you'll appreciate the common area maintenance, landscaping, and snow removal all taken care of for you. Inside, the open-concept living, dining, and kitchen areas are perfect for entertaining and spending quality time with family. The kitchen is a chef's dream, boasting granite countertops, a large island, and stainless steel appliances. From the rear mudroom, access your spacious deck—a perfect spot for summer dining and outdoor entertaining. Upstairs, the primary bedroom offers dual closets and a 4-piece ensuite bathroom, providing a private retreat. Two additional bedrooms, a full 4-piece bathroom, and a large hall closet complete this level, making it ideal for a growing family. The walkout basement is an expansive space, perfect for entertaining friends and family. The large laundry room not only provides ample space for folding and drying clothes but also offers additional storage. A convenient 2-piece bathroom and another storage room add to the functionality of this lower level. Step outside to the covered walkout patio and enjoy direct access to your double detached garage—perfect for keeping your vehicles warm during the winter months. Rainbow Falls offers an abundance of amenities, including shopping, schools, parks, and scenic pathways. Don't miss the opportunity to make this beautiful home yours—book your showing today!