

396 Rainbow Falls Drive
Chestermere, Alberta

MLS # A2162807



\$475,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,395 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 409
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: n/a

Welcome to this charming corner unit townhome in the highly sought-after community of Rainbow Falls, Chestermere. This beautifully designed home is perfect for all walks of life, offering a blend of comfort, privacy, and convenience. Located in the heart of Rainbow Falls, this home is just minutes from top schools like Rainbow Creek Elementary and Chestermere Lake Middle School. You'll also enjoy nearby parks, walking trails, and the easy access to major roads like Highway 1 and Stoney Trail for quick commuting. Shopping, dining, and amenities are just around the corner, and the friendly neighbourhood adds a sense of community that's hard to beat. Step inside to be greeted by soaring ceilings and large windows that flood the main floor with natural light. The spacious kitchen is perfect for home-cooked meals, complete with ample cabinetry, a walk in pantry modern appliances, and a generous dining area. From the back door, step out onto your private, tranquil upper deck—a peaceful retreat surrounded by lush trees for added privacy. Upstairs, you'll find three well-appointed bedrooms, including a large primary suite with a dreamy 4 piece ensuite that doubles as the main bathroom as well. Right before heading to the lower level, you will find the conveniently located powder room. The walkout basement offers an expansive entertainment or living space, with built in features, ideal for cozy movie nights or hosting friends. This level also features a full bathroom and a laundry room, with access to the lower deck and beautifully landscaped yard, leading to your double detached garage. This home is the perfect combination of style, location, and lifestyle. Don't miss the opportunity to make it yours!