

117 Rainbow Falls Manor Chestermere, Alberta

MLS # A2171482



\$410,000

Division:	Rainbow Falls		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,250 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	None	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: None

END UNIT TOWNHOUSE. 2 ASSIGNED PARKING STALL. 3 BEDS 2+1 BATHS. The home is well maintained , don't let the personal belonging of the elderly owners overwhelm you. Welcome to the lake community in Chestermere. This 2-storey townhouse blends modern comfort with charming elegance with 3 good-sized bedrooms and 2+1 bathrooms. As you enter, you're greeted by an open-concept living area that fills with natural light. The main floor boast a living room, kitchen and dining room adjacent and ideal for family and guest gatherings. Going upstairs, there are 3 bedroom, with one master and 4pc ensuite providing comfort and privacy for family members. This townhouse also offers a basement providing some extra space for your family as a rec room, gym room, awaiting your personal touch. The front landscaped yard provides a serene setting for relaxation, while the patio area in the back is perfect for outdoor dining. With 2 assigned parking stalls, visitor parking and ample street parking nearby, very convenient for your guests. Located in a tranquil neighborhood, 117 Rainbow Falls Manor is conveniently situated near parks, schools, and shopping, making it the perfect place to call home. Don't miss out on this opportunity—schedule your private showing today!