

27, 111 Rainbow Falls Gate
Chestermere, Alberta

MLS # A2174380



\$449,900

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,500 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	None	LLD:	3-24-28-W4
Exterior:	Mixed, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage door control & remote		

Welcome to this beautiful and sophisticated townhouse that combines space, elegance, and a lifestyle of quiet beauty in the sought-after community of Rainbow Falls. Just minutes from Lake Chestermere and a short drive to Calgary, this home invites you to enjoy stunning canal views, peaceful walking paths, and the natural charm of Rainbow Falls. Upon entry, a welcoming space with chic tile, a large coat closet, and a versatile den perfect for an office, gym, or creative nook greets you. The double-attached, heated garage offers both comfort and practicality year-round and includes a discreet utility room. Upstairs, an open-concept main floor with rich engineered hardwood reveals a galley kitchen featuring quartz countertops, full-height cabinetry, stainless steel appliances, and an island with ample storage and seating, all seamlessly connected to the formal dining and spacious living areas. Double sliding doors lead to the upper deck, a serene outdoor retreat with green space and playground views—ideal for evening BBQs with a convenient gas hookup. The upper level presents two expansive primary suites, each with its own four-piece ensuite and walk-in closet, while a thoughtfully placed laundry area between the bedrooms ensures easy access. Large windows throughout fill the home with natural light and fresh air, creating an airy and refreshing ambience. This wonderful townhouse, with its blend of style, convenience, and location, offers the perfect place to call home—schedule a private viewing today and see it for yourself.