

46, 111 Rainbow Falls Gate  
Chestermere, Alberta

MLS # A2175881



## \$415,000

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,518 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Greenbelt, Paved		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt

**Basement:** None

**Exterior:** Vinyl Siding, Wood Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Open Floorplan, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 324

**LLD:** -

**Zoning:** DC(R-3)

**Utilities:** -

**Inclusions:** N/A

Imagine living near a canal, walking paths and the beauty of Rainbow Falls while only a few minutes drive to Lake Chestermere and a short drive to Calgary. This 3 bedroom, 2.5 bath townhouse has a stunning view of the trestle and canal with both an upper deck and lower patio. The main entry level features a double attached heated garage and a flex space perfect for a home office, gym or guest bedroom. The second level kitchen has beautiful white quartz countertops, storage, and seating on the island to accompany the formal dining area. A spacious living room with custom wall panelling and a nicely separated two piece bathroom completes this level. On the third level, the laundry is conveniently located near the spacious bathroom. Two spacious secondary bedrooms large enough to fit a queen-size bedroom set are perfect for kids or visitors. There is no shortage of natural light within the primary bedroom during the day and it comes complete with a large walk-in closet and a desirable ensuite bathroom. Close to green spaces, shopping and all other amenities this home is truly something special, book a private viewing and see for yourself!