



**GRASSROOTS**  
REALTY GROUP

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20, 111 Rainbow Falls  
Chestermere, Alberta

MLS # A2217313



**\$459,900**

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,528 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC-R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained two- storey townhome in the vibrant community of Chestermere offering over 1,529 sq. ft. of developed living space. With 3 bedrooms, 2.5 bathrooms, a den, and a double attached garage. This modern home boasts a bright and open floor plan with premium finishes, offering a perfect combination of style and functionality. The main floor features an elegant kitchen with sleek cabinetry, stainless steel appliances, a large central island, and a spacious pantry, making it ideal for both everyday living and entertaining. The dining area flows seamlessly into the cozy living space, with large windows allowing for plenty of natural light Upstairs, discover three generously sized bedrooms. The primary suite is featuring a walk-in closet and a private 4-piece ensuite. Two additional bedrooms share a full bathroom, You&rsquo;ll also love the upstairs laundry tucked away at the top of the stairs. Book your private showing today!