



**GRASSROOTS**  
REALTY GROUP

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**364 Rainbow Falls Drive  
Chestermere, Alberta**

**MLS # A2219532**



**\$439,000**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Carpet, Vinyl		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Finished, Full, Walk-Out To Grade		
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 452		
<b>LLD:</b>	-		
<b>Zoning:</b>	R-3		
<b>Utilities:</b>	-		

**Inclusions:** Electric Fireplace

This fully finished walk-out townhome in Chestermere's desirable Rainbow Falls community offers over 2,100 sq. ft. of stylish, well-planned living space across three levels. This adorable townhouse is directly across the street from a green space with waterfall feature and pathways, and only a couple of blocks from a school with a great playground! The open-concept main floor features 9' ceilings, a spacious living room with a modern kitchen with a massive island, stainless steel appliances, tile backsplash, and pendant lighting. The dining area opens to a sunny southwest-facing balcony. Upstairs includes 3 spacious bedrooms (or use one as a bonus room or office), including a king-sized primary suite with a large walk-in closet, plus a 4-piece bathroom with a soaker tub, separate shower, and makeup vanity. The professionally finished walk-out basement adds a large rec room, full bathroom, laundry room, and rough-ins for a wet bar and central vac, with access to a private patio and a double garage that fits a full-size truck. Located within walking distance to schools, shopping, and dining, this home is move-in ready and designed for comfort, convenience, and style.