



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**52, 111 Rainbow Falls Gate
Chestermere, Alberta**

MLS # A2235114



\$419,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,531 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	None	LLD:	-
Exterior:	Cedar, Composite Siding, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Window Coverings

Discover the perfect blend of style, space, and comfort in this elegant townhouse, ideally situated in the desirable community of Rainbow Falls. Just minutes from Lake Chestermere and a short drive to Calgary, this home offers breathtaking canal views, scenic walking paths, and a tranquil atmosphere. Step inside to find a welcoming entryway with chic tile flooring, a spacious coat closet, and a versatile den—ideal for a home office, gym, or creative retreat. The double-attached, heated garage provides year-round convenience and includes a discreet utility room for added functionality. The open-concept main level features rich engineered hardwood, setting the stage for a thoughtfully designed galley kitchen with quartz countertops, full-height cabinetry, stainless steel appliances, and a generous island with seating and storage. The kitchen seamlessly connects to the dining area and spacious living room, creating a perfect space for entertaining. Double sliding doors open to a private upper deck with green space and playground views, complete with a gas hookup for effortless outdoor dining. Upstairs, two expansive primary suites each offer their own four-piece ensuite and walk-in closet, providing ultimate comfort and privacy. A conveniently located laundry area between the bedrooms adds to the home's practical design. Abundant natural light streams through large windows, creating a bright and inviting atmosphere throughout. With its modern finishes, functional layout, and prime location, this exceptional townhouse is ready to welcome you home. Schedule a private showing today!