



**GRASSROOTS**  
REALTY GROUP

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**460 Rainbow Falls Drive  
Chestermere, Alberta**

**MLS # A2236708**



**\$449,400**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,390 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry, Vinyl Windows		

**Inclusions:** NA

NO Condo Fees | Private Fenced Yard | Double Detached Garage &ndash; Welcome to Rainbow Falls! This beautifully maintained 3-bedroom, 3.5-bathroom townhouse in the heart of Rainbow Falls, Chestermere offers the perfect combination of style, space, and freedom from condo fees! Enjoy a bright, open-concept main floor featuring a spacious living area, a modern kitchen with plenty of counter space, and a convenient half-bath&mdash;ideal for everyday living and entertaining. Upstairs, the primary suite provides a private retreat with a 4-piece ensuite, while two additional bedrooms and a full bath offer space for family, guests, or a home office. Step outside and fall in love with your private fenced yard&mdash;perfect for barbecues, kids, pets, or a quiet morning coffee. The double detached garage offers secure parking, extra storage, and added convenience year-round. The unfinished basement is a blank slate waiting for your personal touch&mdash;create the rec room, gym, or workspace you&rsquo;ve always wanted. Located in a peaceful, family-friendly neighborhood close to scenic walking paths, schools, parks, shopping, and all that Chestermere has to offer. No Condo Fees &ndash; Keep your monthly costs down Private Fenced Yard &ndash; Space and privacy you&rsquo;ll love Detached Double Garage &ndash; Room for vehicles, toys, and tools 3 Beds | 3.5 Baths | Bright and Open Layout Unfinished Basement &ndash; Tons of future potential Don&rsquo;t miss this rare opportunity to own a freehold townhouse in a sought-after community. Book your showing today and take the next step toward homeownership with confidence!