



**GRASSROOTS**  
REALTY GROUP

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**368 Rainbow Falls Drive  
Chestermere, Alberta**

**MLS # A2241731**



**\$465,000**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 443
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

\*\*\*OPEN HOUSE AUGUST 2 FROM 2PM TO 4PM\*\*\* Welcome to 368 Rainbow Falls Drive, a fully developed walkout townhome with coveted lake access, perfectly situated directly across from Rainbow Falls Park in the highly desirable Brownstones community. This extensively upgraded 2 bedroom, 4 bathroom home offers over 1,800 square feet of thoughtfully designed living space spread over three levels. The main floor showcases an open-concept layout that seamlessly blends comfort and functionality, with a spacious living room flowing into the dining area and a chef-inspired kitchen featuring a large island with generous storage, granite countertops, new stainless steel appliances, elegant diagonal maple hardwood flooring, and 9-foot ceilings. Oversized windows fill the space with natural light throughout the day. Step out from the kitchen onto a west-facing deck, ideal for enjoying morning coffee, year-round BBQs with the gas hookup, and beautiful mountain views and sunsets, all while enjoying added privacy from mature trees. A convenient 2-piece powder room is tucked just off the landing to the lower level. Upstairs, the dual primary suite layout offers flexibility and privacy, with the main suite featuring a luxurious 4-piece ensuite with a soaker tub, walk-in shower, and a spacious walk-in closet, while the second suite includes its own 4-piece ensuite. The fully finished walkout basement provides a large, versatile rec room perfect for relaxing, a home office, or a gym, and also includes a 3-piece bathroom, laundry room, and access to the private lower patio and double detached garage. Recent upgrades include a new washer, dryer, and hot water tank. Additional features include central air conditioning, central vacuum, built-in surround sound with volume control, and ample street parking at both the front and rear. The location offers convenient access to

scenic pathways, waterfalls, local parks, schools, and amenities, with quick connections to Highways 1, 2, and Stoney Trail. Residents also enjoy the lifestyle benefits of Lake Chestermere—a 750-acre lake fed by the Bow River—perfect for swimming, boating, fishing, and skating throughout the year. This quiet, well-managed complex is known for its welcoming community, beautifully maintained grounds, and low condo fees. Built by award-winning Lionsworthe Homes, this townhome offers quality, comfort, and convenience—schedule your showing today.