



GRASSROOTS
REALTY GROUP

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**209 Rainbow Falls Drive
Chestermere, Alberta**

MLS # A2245750



\$434,900

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,432 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Street Lighti		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows, Wired for Sound		

Inclusions: Central Vacuum

Picture-perfect end unit in Rainbow Falls! This beautifully updated townhome is the total package! Freshly painted with brand new flooring built for both beauty and performance, stylish finishes throughout, top-of-the-line new appliances, and a double detached garage. Located in one of Chestermere's most sought-after, family-friendly communities, this home engages the senses with its lush landscaping, tranquil waterfall-lined pathways, and peaceful surroundings. Just steps to schools, parks, shopping, public beaches, golf, and more! Everything you need is right outside your door. The spacious layout features 3 bedrooms, including a large primary retreat with private ensuite. The fully fenced yard is your private oasis, beautifully maintained with fruit trees, offering plenty of space for pets, kids, and outdoor enjoyment. The undeveloped basement presents a fantastic opportunity to build equity and unlock even more potential! Whether you're dreaming of a home gym, rec room, guest suite or office. This picturesque neighbourhood offers the perfect sense of community, making it a natural fit for families, professionals, or downsizers alike. Only 23 minutes to downtown Calgary and 25 minutes to YYC Airport. Living in Chestermere means you get the best of both worlds, small-town charm with big-city convenience. Enjoy access to Chestermere Lake, sandy beaches, vibrant community events, and endless recreation opportunities like boating, paddleboarding, golf, and biking. With highly-rated schools, a growing list of local businesses and amenities, and a welcoming community spirit, Chestermere is the perfect place to plant roots and live life to the fullest.