

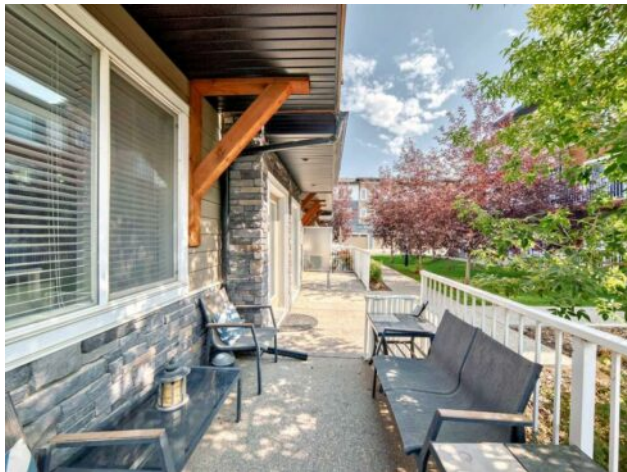


GRASSROOTS
REALTY GROUP

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**10, 111 Rainbow Falls Gate
Chestermere, Alberta**

MLS # A2256469



\$407,500

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Rainbow Falls | | |
| Type: | Residential/Other | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,566 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 338 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding, Stone, Vinyl Siding, Wood Frame | Zoning: | DCR-3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Built-in Features, Closet Organizers, Double Vanity, Quartz Counters | | |

Inclusions: garage door remotes

Discover the perfect blend of modern living and comfort in this immaculate, Truman built, 3-storey end-unit townhome. Nestled in Chestermere's desirable Rainbow Falls community, this home features a heated double attached garage, accessible via a rear paved lane, and a private front patio. The main level offers a spacious foyer, a versatile den with a large window, and a convenient hall closet. Ascend to the main floor, where you'll be captivated by the open-concept layout, featuring low maintenance laminate floors, 9ft ceilings, and an abundance of natural light. The stunning kitchen features stainless appliances, ceiling-high grey cabinetry, quartz countertops, and a large center island with a breakfast bar. The spacious living and dining areas are perfect for entertaining, with a 2pc bath for guests. Step outside from the living room to your private balcony to enjoy the fresh air and neighborhood views. Upstairs, the generously sized primary bedroom offers a walk-in closet and a luxurious 4pc ensuite. Two additional well-proportioned bedrooms and another 4pc bath complete this level, along with the convenience of upper-level laundry. With quick access to parks, playgrounds, schools, and shops, plus the serene canal and Chestermere Lake just moments away, this home delivers a premium lifestyle. Call for a viewing today!