



GRASSROOTS
REALTY GROUP

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**66, 111 Rainbow Falls Gate
Chestermere, Alberta**

MLS # A2261071



\$400,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,528 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Other, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	DC(R-3)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)		

Inclusions: Gas BBQ

Welcome to Reflections Townhomes! A quiet, highly desirable, professionally managed townhouse complex just steps from biking and walking paths, the Western Irrigation District canal pathway system, and a short walk to the No Frills grocery store, numerous shops and businesses, two elementary schools and a fenced off-leash park! This unit enjoys a sunny west-facing balcony and patio overlooking the quiet courtyard, which features a small playground for the kids. There is ample visitor parking located close to the unit. As you enter at ground level into the large tiled entry, you'll find a bright, cozy office/den (could also be used as a bedroom). Just down the hall is access to the double attached garage. Heading upstairs is a discreet powder room, tucked privately away from the main living areas. The open-concept dining, kitchen and living area is perfect for entertaining! The balcony, accessed just off the living room, features a gas BBQ line (BBQ is included!), and offers the perfect place to enjoy the afternoon sun or a beautiful sunset. The galley-style kitchen boasts a huge island with room for seating, stone counter tops, stainless steel appliances, a convenient pantry and ample cabinet storage. Adjacent to the living area is a small nook, perfect for a cozy desk or workspace. Heading upstairs to the bedrooms, you'll find a large primary with walk-in closet and 4 piece ensuite, a convenient upper laundry closet and a second large bedroom with walk in closet and 4 piece ensuite. Perfect for a couple or young family just starting out, this home combines turnkey living with all of the outdoor recreational opportunities that Chestermere has to offer!