



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**397 Rainbow Falls Drive
Chestermere, Alberta**

MLS # A2278613



\$475,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,440 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 443
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: NA

Welcome to the Brownstones of Rainbow Falls! This 3 bedroom, 2 Story, walk out townhouse is one of a kind! Offering over 1400sqft of living space, this well maintained and spacious home is perfect for families, first time buyers, or investors. The main floor boasts a bright, open concept living and dining area, ideal for everyday living and entertaining. Large windows allow plenty of natural light throughout the day. The kitchen offers dark wood cabinets an oversize island, and washer/dryer for the upper level. Downstairs is fully developed with a private entrance, wet bar and laundry. Featuring New multizone and ducting, water tank, carpet, paint throughout, and washer/dryers. The basement ceiling has been dropped and sound insulation installed to allow a quiet comfortable space. Conveniently located close to schools, parks, walking paths, and restaurants.