



GRASSROOTS
REALTY GROUP

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**70, 111 Rainbow Falls Gate
Chestermere, Alberta**

MLS # A2282334



\$424,000

Division:	Rainbow Falls		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,521 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 333
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC (R-3)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage		

Inclusions: n/a

Welcome to this beautifully maintained 2-bedroom end-unit townhome located in the highly desirable community of Rainbow Falls in Chestermere. The private front patio is the perfect place to enjoy your morning coffee or unwind in the evening. Upon entry, you'll find a versatile bonus room ideal for a third bedroom, home office, or fitness space—flexible living designed to suit your lifestyle. This level also offers direct access to the double attached heated garage, providing year-round convenience, along with a discreet utility room for added functionality. Air conditioning ensures comfort during the warmer summer months. The open-concept main level is bright and inviting, featuring a modern galley kitchen with quartz countertops, full-height cabinetry, stainless steel appliances, and a generous island—perfect for entertaining or everyday living. The spacious living room easily accommodates a large sectional, while large windows on both sides flood the space with natural light, creating a warm and airy atmosphere. Step outside through double sliding doors to a private upper deck overlooking green space and a playground. A gas hookup makes outdoor dining and summer BBQs effortless. Upstairs, you'll find two spacious bedroom suites, each complete with a four-piece ensuite and walk-in closet. Large windows bring in an abundance of natural light, and a conveniently located laundry area between the bedrooms adds to the home's thoughtful design. Ideally located just minutes from Chestermere Lake, this home is steps from scenic walking paths and within walking distance to the lake and grocery store. Enjoy easy access to parks, schools, and all the amenities that make Rainbow Falls one of Chestermere's most sought-after neighborhoods. With its functional layout, modern finishes, and prime location, this exceptional

townhome is ready to welcome you home. Book your private showing today!