



**124 Cascades Pass
Chestermere, Alberta**

MLS # A2287778



\$359,000

Division:	Rainbow Falls		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,222 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 421
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: TV Mounts and Brackets, kitchen stools

END-UNIT | 3 BEDROOMS | FINISHED BASEMENT | 2 PARKING SPOTS | Welcome to this BRIGHT 3 bedroom end-unit townhome in the established community of RAINBOW FALLS. The main floor offers an OPEN CONCEPT layout designed for everyday living. Large windows bring in NATURAL LIGHT, and the spacious living and dining areas flow seamlessly into the kitchen — creating a layout that works beautifully for both quiet evenings and entertaining. The kitchen features STAINLESS STEEL APPLIANCES, a CENTRAL ISLAND with seating, PANTRY storage, and plenty of cabinetry to keep everything organized. Upstairs, the PRIMARY BEDROOM is a generous size and offers a WALK-IN CLOSET. Two additional bedrooms and a FULL 4-PIECE BATH provide flexibility for family, guests, or a home office. The FINISHED BASEMENT adds valuable living space with a LARGE REC ROOM — ideal for movie nights, a playroom, home gym…whatever you need. Laundry and storage are neatly tucked away with rough-in there if you want to add a future bathroom. UPDATES: Kitchen Countertop (2026), Carpet Basement Stairs (2026), Washer, Stove and Dishwasher (2023), Dryer and Hot Water Tank (2022). Step outside where you can enjoy morning coffee or summer BBQs. Two ASSIGNED PARKING STALLS are located directly out front, with ample VISITOR PARKING nearby. Set within walking distance to schools, playgrounds, pathways, shopping, and the OFF-LEASH DOG PARK — and just minutes to CHESTERMERE LAKE — this home offers the lifestyle buyers are looking for. Whether you’re a FIRST-TIME BUYER, young family, or investor, this MOVE-IN READY townhome checks the boxes.