



**33, 111 Rainbow Falls Gate
Chestermere, Alberta**

MLS # A2289405



\$429,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,509 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV mount

Like new townhouse condo with a smart, functional layout and high ceilings throughout. This unit offers 2 primary suites, each with its own 4-piece ensuite — ideal for roommates, guests, or shared living. The main level features a flex room that works well as a home office, gym, or additional bedroom. The second level has an open floor plan with a large centre island, quartz countertops, and plenty of cabinet and counter space. Bright and practical for everyday living and entertaining. Double attached garage provides secure parking and extra storage. Excellent location backing directly onto the canal with immediate access to the walking paths that run along the water and wrap around the south end of Chestermere Lake. Enjoy everything Chestermere has to offer plus the amazing access to all quadrants of YYC!