



**59, 111 Rainbow Falls Gate  
Chestermere, Alberta**

**MLS # A2289751**



**\$399,950**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,518 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Covered, Double Garage Attached, Garage Door Opener, Garage Faces Rea		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Lane, Interior Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Shingle	<b>Condo Fee:</b>	\$ 408
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Siding	<b>Zoning:</b>	DC (R-3)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** Stacked Washer/Dryer, Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, (2) Garage door openers, Mini fridge in garage, Attached wooden shelving in the wall.

Welcome to a beautifully upgraded FORMER TRUMAN SHOW HOME with a DOUBLE ATTACHED GARAGE and a smart, functional 3-storey design in one of Chestermere's most convenient locations. Situated on the exterior of the complex for added privacy and extra street parking, this MOVE-IN READY home is thoughtfully upgraded throughout. The main floor offers a versatile DEN/OFFICE with added built-in shelving, under-stair storage, an upgraded half bath vanity, and a modern LED fan/light combo &mdash; perfect for working from home. The bright open-concept living space showcases 9&rsquo; CEILINGS, hardwood floors, and a STUNNING WHITE KITCHEN with QUARTZ COUNTERS, stainless steel appliances, NEW FRIDGE (2025), new dishwasher, tile backsplash, island with breakfast bar, and added cabinetry for extra storage. The living room features FLOOR-TO-CEILING BUILT-IN STORAGE designed for media, surround sound, and gaming, both functional and stylish. Upstairs you&rsquo;ll find TWO PRIMARY BEDROOMS, EACH WITH THEIR OWN ENSUITE AND WALK-IN CLOSETS &mdash; an ideal layout for families, guests, or roommates. The primary closet was professionally designed by California Closets, and luxury vinyl plank flooring completes the upper level. Bathrooms were freshly painted in 2026, and ceiling fans were professionally installed in 2024. Enjoy your upper deck or lower patio, and live just steps from the canal, walking paths, shops, restaurants, and schools. With premium upgrades, incredible storage, and a standout layout, this home truly checks all the boxes. BOOK YOUR SHOWING TODAY!