



**292 Rainbow Falls Drive  
Chestermere, Alberta**

**MLS # A2291242**



**\$494,983**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,296 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Lawn, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 390
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-3 " Residential Multi-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

**Inclusions:** Refrigerator, Washer, Dryer, Electric Range, Microwave, Microwave Hood Fan, Window blinds (including living Room Blinds) Ceiling Fan, 6 ceiling speaker + amplifier, Garage Door Opener (1) Basement : Electric Range, Refrigerator, Window blinds, hood Fan

Welcome to this beautifully maintained END-UNIT townhouse offering over 1,800 sq ft of developed living space, including a fully finished walk-out basement. With 1,300+ sq ft above grade plus approximately 600 sq ft in the basement, this home is perfect for families, first-time buyers, or investors, combining comfort, functionality, and an excellent location. The bright open-concept main floor with 9-foot ceilings features a spacious living and dining area filled with natural light. The living room faces the park and fountain and boasts floor-to-ceiling windows, creating a beautiful and relaxing view. The well-appointed kitchen showcases dark cabinetry, a large pantry, an oversized island, and heated floors. A built-in central speaker system with amplifier adds the perfect touch for entertaining and everyday living. Upstairs you'll find a primary bedroom with large sun-filled windows facing the front park, a walk-in closet with its own window, and a luxurious 5-piece ensuite with heated floors. A spacious second bedroom with large windows facing the backyard, along with a 4-piece bathroom, completes the upper level. The fully developed walk-out basement features a private entrance, full kitchen, and separate laundry (washer & dryer), offering excellent flexibility for extended family or additional living space. Additional highlights include a double attached garage with built-in organizing shelves, a clean and wide back alley, and the added privacy of an end-unit location. Ideally situated directly across from a park and water fountain, and within walking distance to grocery stores, banks, shops, pharmacy, gas station, restaurants, walking paths, and a family bike park. Schools are nearby, including one less than 250 metres away. Located just 3 minutes from Chestermere Boulevard, providing quick and convenient access to Calgary. Maintenance fees include condominium

amenities, common area maintenance, and ground maintenance. A fantastic opportunity in a vibrant, family-friendly community.