



**176 Cascades Passage
Chestermere, Alberta**

MLS # A2294337



\$345,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,225 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 421
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Are you a first time buyer? Two roommates looking to invest together? This is a perfect property for you. Cascades of Rainbow Falls is a community within Chestermere Lake with quick access to the City of Calgary. This well-maintained townhome backs directly onto greenspace and a playground, an ideal setting for young families. Beautifully presented, the home features gorgeous Maple hardwood flooring throughout the main level and welcomes you into a spacious, living room upon entry. The kitchen is designed for both everyday living and entertaining, showcasing stainless steel appliances and a large island that offers both style and functionality idea for creating gourmet meals. A convenient 2-piece bathroom completes the main level. Upstairs, a bright and spacious multi purpose bonus room. An idea play room for the little ones a TV room or could be an at home office (This space could easily be made into a 3rd bedroom if required.) The primary bedroom has a full 4 PIECE ENSUITE, plus the second bedroom has access to its own 4-piece bathrooms making it idea for roommates! Providing comfort and convenience for everyday living. The unfinished basement is wide open for your creativity. Ideal for a bedroom, (there is an egress window) family room plus full bath since there is roughed-in plumbing. TWO PARKING STALLS, conveniently located Right in front of the home, another reason ideal for roommates! How many condos actually come with 2 Parking stalls? Chestermere offers an exceptional lifestyle with its scenic lake, along with a wide range of nearby amenities, shopping, and schools. Call your favorite realtor today to schedule a viewing!