



**176 Cascades Passage  
Chestermere, Alberta**

**MLS # A2294337**



**\$345,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!