



GRASSROOTS
REALTY GROUP

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**494 Rainbow Falls Drive
Chestermere, Alberta**

MLS # A2295255



\$499,900

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,832 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: NA

One of the largest Brownstones and NO CONDO FEES. This home has been beautifully cared for and the pride of ownership shines through. The open-concept main floor is flooded with natural light and showcases high-end finishes, clean lines, and a thoughtfully designed layout ideal for both everyday living and entertaining. Upstairs, you'll find a generous primary retreat complete with a private ensuite, along with two additional well-sized bedrooms and a full bath.