



**43, 111 Rainbow Falls Gate  
Chestermere, Alberta**

**MLS # A2297614**



**\$405,000**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,564 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Creek/River/Stream/Pond, Private, Treed, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** Blinds and all curtains except the tones in the third floor office

Immediate Possession Available on this freshly painted move in Ready 3 Bedroom 2.5 Bath END UNIT located in the Sought after Neighbourhood of Rainbow Falls in Chestermere! From the moment you enter the front door you are welcomed with a BRIGHT Entry Way, Gleaming Tile Floors and a very Convenient Office/Flex Room. The Lower Level offers access to the HEATED Double Attached Garage. The Main Floor Features an OPEN CONCEPT Layout with a Spacious Living Room, Dining Room and a Gorgeous Kitchen featuring QUARTZ Countertops, STAINLESS Steel Appliances, Breakfast Bar, Ample Cabinetry along with a Pantry and a 2 pc Bathroom. A Large Private Balcony is also found on this level. From all areas there are STUNNING VIEWS of the Trestle and CANAL!! Upstairs you will find a very Generous Sized Master Bedroom with its own 4-piece Ensuite, 2 additional Bedrooms, a Second FULL Bathroom and Laundry area. Further features include Rough in for Central Vacuum System, Engineered Hardwood throughout main floor, '90s Ceilings, and Built-in Shelving in the Living Room. Plenty of Visitor and Front Street Parking, just minutes to Chestermere Lake and WALKING Distance to Beautiful Parks, Pathways, Grocery Stores, Restaurants, Schools with Quick Access in and out of the City! This Beautiful Townhome is ready to call your own, Enjoy the Beautiful Amenities of Lake Living in Chestermere all year long! Book Your Showing today! OPEN HOUSE SATURDAY MAY 9 2:00-4:00!