



GRASSROOTS
REALTY GROUP

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179 RAINBOW FALLS Drive
Chestermere, Alberta

MLS # A2309744



\$409,900

Division:	Rainbow Falls		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,455 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-3 " Residential Multi-
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to this beautifully updated townhouse in the sought-after community of Rainbow Falls! Ideally located close to schools, shopping, parks, and everyday amenities, this bright and spacious fully developed home offers exceptional value and comfort. Featuring 3 bathrooms with one on every level, this home has been extensively renovated with new or newer bathrooms, carpet, paint, lighting, and fixtures throughout. The excellent natural light creates a warm and inviting atmosphere in every room. Lower development includes a freshly decorated , spacious rec room , a new 4 piece bathroom and a previously used bedroom that would flex as a den or office. Move-in ready and beautifully maintained, this is a fantastic opportunity for families, professionals, or investors alike. Be sure to view the virtual tour for a complete look inside this impressive home!