



**288 RAINBOW FALLS Drive**  
**Chestermere, Alberta**

**MLS # A2310075**



**\$474,983**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 390
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-3 " Residential Multi-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** 6 ceiling speaker, , Garage Door Opener (1) Basement : Electric Range, Refrigerator, Window blinds, hood Fan

**\*\* OPEN HOUSE SUNDAY JuLY 5th, 12 PM - 3PM \*\* - PARK/ FOUNTAIN FRONT LUXURY | FULL WALK-OUT BASEMENT | RARE END-UNIT.** Welcome to this exceptionally maintained, rare end-unit townhouse offering over 1,800 sq ft of total developed living space, featuring 1,400+ sq ft above grade and a fully finished walk-out basement. Combining functionality and an unbeatable location, this property is an ideal opportunity for families, first-time buyers, or investors looking for a low-maintenance home in a vibrant community. The bright, open-concept main floor features soaring 9-foot ceilings and floor-to-ceiling windows that flood the space with natural light. The spacious living room frames unobstructed views of the park and water fountain, complete with a cozy fireplace and central air conditioning for year-round comfort. The kitchen showcases rich dark cabinetry, a large pantry, and an oversized island, while a built-in central speaker system adds the perfect touch for entertaining. Upstairs, the quiet primary bedroom overlooks the front park and includes a generous walk-in closet with its own window and a private 4-piece ensuite. A spacious second bedroom with large backyard views and an additional full 4-piece bathroom complete the upper level. The fully developed walk-out basement provides exceptional flexibility, featuring a private entrance, full kitchen, and its own separate laundry. Outside, the property includes a double detached garage accessible by a clean, wide back alley, offering the added privacy that only an end-unit can provide. Perfectly positioned directly across from a park, water fountain, and local church, this home is within easy walking distance of grocery stores, banks, shops, a pharmacy, and restaurants. A primary school is located just 200 meters away, and you are only 3 minutes from Chestermere Boulevard for seamless

access to Calgary. Condominium fees cover common area and grounds maintenance, completing this exceptional lifestyle opportunity.