



**320 Rainbow Falls Drive  
Chestermere, Alberta**

**MLS # A2311396**



**\$419,900**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 390
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 320 Rainbow Falls Drive, a well-maintained, air-conditioned townhome with a fully finished walkout basement and double detached garage in a mature, highly convenient location. Offering 2 bedrooms, each with its own 4-piece ensuite, plus a full bathroom in the basement and a half bath on the main floor, this fully developed home delivers excellent value and functionality. Step inside to 9 ft ceilings throughout the main level and a spacious living room that flows into the sun-filled, southwest-facing kitchen and dining area. The kitchen features an island, pantry, and stainless steel appliances, with access to the balcony overlooking the backyard with no neighbours directly behind. Upstairs, you’ll find two generously sized bedrooms with private ensuite bathrooms, including a primary bedroom with a walk-in closet. The fully developed walkout basement adds even more flexible living space with a massive rec room, full bathroom, spacious laundry room, and direct access to the backyard leading to the double detached garage. Facing green space and located just steps from the Chestermere Business Park, this home is walking distance to grocery, pharmacy, restaurants, gas, schools, parks, pathways, and close to major routes in and out of Chestermere.