



**GRASSROOTS**

REALTY GROUP

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**113 Indigo Lane  
Chestermere, Alberta**

**MLS # A2312395**



**\$399,900**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,623 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Low Maintenance Landscape, No Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 356
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, Vinyl Windows		

**Inclusions:** none

Here's your opportunity to own a home in the desirable & sought after community of Rainbow Falls in Chestermere. This 2 story town home is in a great location close to schools, shops & restaurants. Rainbow Falls is home to some of the most peaceful and picturesque walking paths in all of Chestermere. You'll be just steps away from several ponds, the canal and the falls themselves. This recently updated end unit has a bright & sunny open concept main level with 9' ceilings & newer easy to care for durable laminate flooring! The centrally located kitchen has maple shaker style cabinets, newer upgraded stainless steel appliances including an over the range microwave and the coolest river rock backsplash for a touch of rustic charm. The centrepiece of the kitchen is an absolutely massive counter height island with seating!! Perfect for entertaining or having little ones help out in the kitchen. The kitchen flows seamlessly into the living room where you'll enjoy the updated gas fireplace with stone front and beautiful live edge mantle plus sliding patio doors to your South facing yard area. The steps lead out to a small grassy area with mature trees for shade and are large enough for a chair or two. On the other side of the kitchen is a great sized dining room as well as a balcony with plenty of room for your grill & some patio furniture. Upstairs you'll find 2 bedrooms including the primary which has a large en suite with soaker tub and a separate shower as well as his & hers closets. There is also a versatile loft upstairs that would make a great office, TV room, playroom or whatever suits your needs. A stacking washer & dryer are conveniently located on this level as well. The attached garage is insulated, drywalled & heated and is large enough to use as a tandem for 2 cars & still have plenty of room left for storage or even a

workshop! A concrete counter and sink are perfect for a handyman and good drainage means less mess from snow melt in the winter months. Additional upgrades include reverse osmosis water system, upgraded lighting, door hardware and newer zebra blinds. This exclusive pet friendly complex is perfectly situated within walking distance of both public and Catholic elementary schools, grocery store, restaurants, shops and more. This home has been well cared for & offers so much value! Don't miss your chance to see it before it's gone.