



**140 Cascades Pass
Chestermere, Alberta**

MLS # A2316017



\$324,900

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,225 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Central	Water:	-
Floors:	Other	Sewer:	-
Roof:	Other	Condo Fee:	\$ 421
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-3
Foundation:	Other	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to this beautifully maintained townhome in the heart of vibrant Chestermere, offering comfort, functionality, and exceptional value — perfect for first-time buyers, downsizers, or investors alike! This bright and inviting home features a modern layout with 2 spacious bedrooms, 2.5 bathrooms, and a thoughtfully designed floorplan ideal for everyday living. The main floor welcomes you with an open and functional living space highlighted by updated vinyl plank flooring, fresh modern tones, and large windows that fill the home with natural light. The stylish kitchen is equipped with quartz countertops, ample cabinetry, and generous prep space, seamlessly connecting to the dining and living areas — perfect for entertaining or relaxing with family. A convenient 2-piece bathroom and direct access to the cozy backyard complete the main level. Upstairs, you’ll find a spacious primary bedroom featuring a private 4-piece ensuite, along with a second well-sized bedroom and an additional versatile bonus/family room space — ideal for a home office, kids’ area, or media room. Enjoy the convenience of 2 parking stalls and a family-friendly setting with a shared playground located just outside the backyard, creating the perfect environment for families and outdoor enjoyment. Recent updates including the brand-new furnace system provide added peace of mind and long-term value. Located close to schools, parks, shopping, restaurants, walking pathways, and just minutes from beautiful Chestermere Lake, this home offers the perfect balance of small-town charm and city convenience with easy access to Calgary. This is an incredible opportunity to own a stylish and affordable home in one of Chestermere’s growing communities. Book your private showing today!