



GRASSROOTS

REALTY GROUP

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**456 Rainbow Falls Drive
Chestermere, Alberta**

MLS # A2318500



\$489,900

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,431 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Life is good when you have NO condo fees, refreshing central air conditioning, and an extra garage storage bay for all your toys! Embracing a refined urban aesthetic in one of Chestermere's most desirable communities, this exceptional brownstone-style, end-unit townhouse delivers a masterclass in approachable sophistication. Positioned beautifully within Rainbow Falls, this home stands out not only for its striking curb appeal and classic brick facade, but for the rare and highly coveted freedom of having absolutely no condo fees. Inside, an airy open-concept main floor features dark hardwood flooring, where large windows fill the main living spaces with natural light. The seamlessly integrated floor plan creates a practical layout for day-to-day living, featuring a functional kitchen anchored by stone countertops, dark wood cabinetry, a thoughtful pantry with custom storage solutions, and a bright dining area looking out to the backyard. The upper level transitions into a comfortable and private dual-primary suite setup, with each bedroom featuring its own dedicated bathroom. The main primary bedroom offers a spacious layout, an oversized walk-in closet, and an ensuite equipped with a separate soaker tub. The secondary bedroom is equally functional, complete with a light filled, private bathroom and a great bespoke custom-built closet system that maximizes your storage space. For future expansion, the full, unfinished lower level offers a clean footprint, serving as a blank slate ready to be transformed. Stepping outside, you'll find a private, fully fenced backyard that is perfect for kids, pets, or summer barbecues. Complete with a lovely lawn and a mature shade tree, the concrete patio space provides a great spot to relax or enjoy a quiet morning coffee. Compounding the excellent utility of the home is AC and the double detached garage at the rear. Uniquely configured to

feature an attached, separate storage bay directly alongside the main parking area, this extra section offers highly functional space for seasonal gear, tools, or outdoor needs. Perfectly situated just steps from the scenic Rainbow Falls path system, local schools, and neighbourhood amenities, this turnkey property offers a fantastic balance of space and lifestyle.