



GRASSROOTS

REALTY GROUP

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**233 Rainbow Falls Drive
Chestermere, Alberta**

MLS # A2320050



\$415,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,455 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Back Lane, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, See Remarks, Vinyl Windows		

Inclusions: None

Here is an amazing opportunity in The Brownstones of Rainbow Falls, this beautiful well maintained complex is in a prime location in Chestermere, with Schools and Shopping and easy access in and out. This home offers room for the whole family, the main floor features a large living room and dining room combo a great space to gather and entertain. The fully appointed kitchen will inspire the chef in the family with tons of cupboard space and room to create. There is a large balcony of the kitchen to enjoy the sunny days and tons of room for family BBQ's, the main floor has a 2 piece bathroom for your convenience. Upstairs you will find a massive primary bedroom with a large walk in closet, two additional bedrooms and a 5 piece bathroom. The walkout basement is partially finished, vinyl flooring has been installed as well as some framing, but still room to make it your own, on this level you can access your double detached garage and there is concrete patio here for additional outdoor space, a great place for the little ones to play. The home has had some upgrades in the last couple of years including, Washer (1 year) and Dryer (4 months), Fridge and Dishwasher both replaced in the last 3 years, and hot water tank less than 1 year. This amenities rich community has it all and with some cosmetic touches this home will be a stunner, at this price there is tons of opportunity to gain some "sweat equity" and make the space your own!