



GRASSROOTS

REALTY GROUP

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**280 Rainbow Falls Drive
Chestermere, Alberta**

MLS # A2322080



\$439,900

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,443 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Wood Frame, Wood Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to this beautifully updated townhome in the sought after community of Rainbow Falls in Chestermere; offering over 1,400 square feet of open concept, above grade living space designed for comfort and functionality. The main level showcases brand new luxury vinyl plank flooring and fresh paint throughout, creating a bright, modern atmosphere from the moment you step inside. The kitchen is a standout feature, complete with granite countertops, stainless steel appliances, and a gas stove that's perfect for both everyday living and entertaining. Step out onto the elevated back deck just off the main level, ideal for morning coffee or evening relaxation, and enjoy the added convenience of a 2-piece powder room. Upstairs, you'll find a spacious primary bedroom with a walk-in closet, along with a generously sized second bedroom. A well appointed 4-piece bathroom and a versatile loft area provide the perfect space for a home office, reading nook, or flex area to suit your lifestyle ideal for today's work-from-home needs. The partially developed walk out basement offers even more potential, opening directly onto a concrete patio, perfect for setting up your favourite patio set and enjoying sunny summer days and BBQing. Out back, a double detached garage provides ample space for vehicles, motorcycles, and additional storage. This move in ready home combines modern updates, thoughtful layout, and outdoor living all in a vibrant, family friendly community just minutes from Chestermere Lake, grocery stores, restaurants, amenities, and easy access to Calgary via Stoney Trail. Come check it out!