



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

30, 111 Rainbow Falls Gate
Chestermere, Alberta

MLS # A2323260



\$389,900

Division:	Rainbow Falls		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,566 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

This immaculate end unit townhome offers a well designed living space in the highly sought after community of Rainbow Falls. Featuring 3 bedrooms, 2.5 bathrooms, a versatile den, central air conditioning and a double attached garage, pride of ownership is evident throughout. With fresh paint, 9 foot ceilings, gorgeous laminate flooring and large windows that bring in a ton of natural sunlight, this home is warm and inviting. The main level showcases a modern kitchen complete with quartz countertops, a tiled backsplash, stainless steel appliances, ceiling height cabinetry and a large centre island that overlooks the spacious dining area and large living room, with direct access to a private balcony with a BBQ gas line. Upstairs you will find an oversized primary retreat featuring a walk-in closet and a 4 piece ensuite. Two additional bedrooms, another 4 piece bath plus a convenient laundry area complete the upper floor. The entry level offers exceptional flexibility with a spacious office/flex room that could also serve as a fourth bedroom. A generous front foyer, additional storage and access to the double attached garage complete this level. Enjoy outdoor living with both a large lower patio and a spacious balcony off the main level. Additional highlights include low condo fees, ample visitor parking, a nearby playground, and recent updates including a new roof and freshly painted garage doors (2026). Ideally located close to schools, parks, walking paths, Chestermere Lake, shopping, restaurants, and offering easy access to major roadways, this exceptional home combines style, comfort, and convenience in one outstanding package.