



GRASSROOTS
REALTY GROUP

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**31, 111 Rainbow Falls Gate
Chestermere, Alberta**

MLS # A2323614



\$429,900

Division:	Rainbow Falls		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,551 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 373
Basement:	None	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	DC-R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

End Unit | Backing onto Canal & Walking Path | Balcony with Unobstructed Views | Ground Level Concrete Patio with BBQ & Dining Area | Double Attached Garage | 1,550.63 SqFt | Ground Level Home Office | Modern Finishes | Central Kitchen | Sparkling Quartz Countertops | Full Height Cabinets | Kitchen Island & Peninsula with Barstool Seating | Abundant Natural Light | Wide Plank LVP Flooring | Open Floor Plan | Expansive Living Space | 2 Primary Bedrooms with Walk-in Closets & Ensuite Bathrooms | Upper Level Stacked Laundry | 3 Minutes to Chestermere Lake | Close to All Amenities. Welcome home to this stunning end-unit 3-storey townhome backing directly onto the canal & walking pathway with unobstructed water views from both the balcony & private ground level patio. Offering 1,550.63 SqFt of thoughtfully designed living space, this home combines modern finishes, functional living & an unbeatable location only minutes from Chestermere Lake. Step inside through the front foyer or double attached garage to the ground level where you'll find a bright home office with high ceilings, abundant natural light & mirrored closet storage. This flexible space is perfect for a work-from-home lifestyle, study area or overnight guests. Just outside the front entrance, the private concrete patio offers plenty of space for outdoor dining, relaxing & firing up the BBQ while enjoying the peaceful canal-side setting. Upstairs, the main living level is designed for entertaining with an open floor plan connecting the kitchen, dining & living rooms. Positioned at the heart of the home, the stunning kitchen features sparkling quartz countertops, full-height cabinetry, stainless steel appliances, a centre island with barstool seating & a peninsula with additional barstool seating, providing more casual seating than most townhomes. Whether preparing meals or entertaining

friends & family, everyone has a place to gather. The dining area comfortably accommodates a full-sized table while remaining open to the spacious living room, making everyday living & entertaining effortless. Sliding glass doors lead to your private south-facing balcony where you'll enjoy unobstructed canal views & beautiful Alberta sunsets. A convenient 2pc bathroom completes this level. The upper level is finished with plush carpet flooring throughout the bedrooms & tile flooring in the bathrooms & laundry. Here you'll find 2 spacious primary bedrooms, each complete with its own walk-in closet & private 4pc ensuite bathroom, creating the ideal layout for roommates, guests or families wanting additional privacy. Stacked laundry is conveniently located between the bedrooms, making laundry day simple & efficient. Located just 3 minutes from Chestermere Lake & close to schools, parks, shopping, restaurants & everyday amenities, this beautiful townhome offers the perfect balance of lifestyle, comfort & convenience. This home checks all the boxes; Hurry & book your showing today!