



GRASSROOTS
REALTY GROUP

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18, 111 Rainbow Falls Gate
Chestermere, Alberta

MLS # A2329551



\$390,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,554 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions:	n/a
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Welcome to this executive, fully finished end-unit townhouse where premium quality meets ultimate convenience. As a highly desirable corner unit, this property boasts extra windows that flood the entire home with beautiful, natural light. Step inside to find a sun-drenched and open main living space. Soaring nine-foot ceilings and gorgeous hardwood plank flooring ground a bright, contemporary open-concept layout. The gourmet kitchen is a chef's dream, loaded with premium quartz countertops, sleek contemporary cabinetry, a newer stove, and a massive central island perfect for prep work and casual dining. Afterward, you can unwind in the spacious living area flanked by custom built-in shelving, or step directly out onto your private corner balcony. The upper level is brilliantly mapped out with two large master suites. This highly functional dual-primary layout ensures each bedroom acts as its own private sanctuary, complete with a dedicated four-piece ensuite bathroom and a spacious walk-in closet. For maximum convenience, the laundry facilities are also located on this upper floor. Practicality and peace of mind are built into every corner of this property. Banish winter frost forever with your double attached heated garage. You will stay comfortable year-round with central air conditioning, a central vacuum system, and major mechanical updates already completed for you—including a brand-new roof. The hot water tank was replaced in November 2025. . Perfectly situated close to local shopping, scenic bike paths, nearby golf courses, and major transit routes, this turn-key executive townhome offers the ultimate maintenance-free lifestyle. Book your private tour today!