



GRASSROOTS
REALTY GROUP

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**43, 111 Rainbow Falls Gate
Chestermere, Alberta**

MLS # A2329553



\$399,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,541 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Creek/River/Stream/Pond, Private, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Stone Counters, Vinyl Windows		

Inclusions: Blinds and curtains

Enjoy the ultimate lakeside lifestyle in this premium, freshly painted end-unit townhouse, perfectly positioned in the highly sought-after community of Rainbow Falls in Chestermere. Offering immediate possession, this rare end-unit boasts a spectacular location directly overlooking the scenic canal and local walking paths, providing peaceful, unobstructed views of the historic trestle right from your own private balcony. You are just minutes from the vibrant shores of Chestermere Lake for year-round recreation, and within easy walking distance to beautiful parks, pathways, schools, grocery stores, and restaurants, all while enjoying quick and easy access in and out of the city. From the moment you step through the front door of this bright home, you are welcomed by a spacious entry foyer with gleaming tile floors and a highly functional private office or flex room that is perfect for remote work. This lower level also offers direct access to your double attached garage. The main floor features an airy, open-concept layout with nine-foot ceilings, engineered hardwood flooring, and a spacious living room with elegant built-in shelving. The beautiful, modern kitchen is complete with quartz countertops, stainless steel appliances, a breakfast bar, ample cabinetry, and a walk-in pantry. Upstairs, the generous primary suite features its own private four-piece ensuite, alongside two additional bright bedrooms, a second full bathroom, and convenient upper-floor laundry. Complete with a rough-in for a central vacuum system and plenty of visitor parking, this turn-key home is ready for you. Book your private showing today!