



GRASSROOTS
REALTY GROUP

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**304 Rainbow Falls Drive
Chestermere, Alberta**

MLS # A2330701



\$405,500

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,418 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Rainbow Falls! DETACHED DOUBLE GARAGE!! PET FRIENDLY!! SEPARATE ENTRANCE WALKOUT BASEMENT!! 1400+ SQFT OF LIVING AREA!! 3 BEDROOM!! 2.5 BATHROOM!! This townhouse offers LOW CONDO FEES, a DETACHED DOUBLE GARAGE, and a WALKOUT BASEMENT WITH SEPARATE ENTRANCE. The main floor features an open-concept layout with a bright living room, dining area, and functional kitchen complete with an island and pantry. Step outside to the backyard deck, perfect for enjoying your morning coffee or summer evenings. A convenient 2-piece bathroom completes this level. Upstairs, you'll find 3 bedrooms, including the primary bedroom with a private 4-piece ensuite. Two additional bedrooms and another 4-piece bathroom complete the upper floor. The walkout basement offers a separate entrance. Outside, the detached double garage provides secure parking and extra storage. Located close to parks, pathways, schools, shopping, and everyday amenities, this home offers excellent value in the sought-after community of Rainbow Falls.