



GRASSROOTS
REALTY GROUP

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**320 Rainbow Falls Drive
Chestermere, Alberta**

MLS # A2332835



\$409,900

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,394 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 320 Rainbow Falls Drive, a fully developed, AIR-CONDITIONED townhome with a FINISHED WALKOUT BASEMENT and DOUBLE DETACHED GARAGE. Offering over 2,000 sq ft of developed living space, this home features two spacious bedrooms, each with its own 4-piece ensuite, plus a full bathroom in the basement and a convenient half bath on the main floor. The main level has 9 ft ceilings and a bright, functional layout with a spacious living room and a southwest-facing kitchen and dining area. The kitchen includes stainless steel appliances, an island, pantry, and access to the balcony overlooking the backyard with NO NEIGHBOURS DIRECTLY BEHIND. Upstairs, both bedrooms offer excellent space and privacy, including a primary bedroom with a walk-in closet. The fully finished walkout basement adds a large rec room, full bathroom, spacious laundry room, and direct access to the backyard and double detached garage. Located across from green space and just steps from the Chestermere Business Park, this home is within walking distance of groceries, restaurants, pharmacy, schools, parks, pathways, and everyday amenities, with easy access in and out of Chestermere.