



GRASSROOTS
REALTY GROUP

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**153 Rainbow Falls Manor W
Chestermere, Alberta**

MLS # A2337231



\$349,900

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,228 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Assigned, Off Street, On Street, Side By Side		
Lot Size:	-		
Lot Feat:	Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 421
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Vinyl Windows		

Inclusions: None

This end-unit townhouse in Rainbow Falls offers the kind of layout that makes everyday living easy—with 1,228 sq. ft. above grade, three bedrooms, 2.5 bathrooms and a full unfinished basement ready for whatever comes next. Immediate Possession Available!!! The main floor is bright, open and inviting, with hardwood flooring, large windows and a seamless flow between the living, dining and kitchen areas. The kitchen features quartz countertops, a generous island, ample cabinetry and a functional layout that keeps you connected to the rest of the home. The dining area overlooks the backyard, while the living room offers plenty of room to relax or entertain. Upstairs, the spacious primary bedroom features its own ensuite, while two additional bedrooms and a full bathroom provide plenty of flexibility for family, guests or a home office. The unfinished basement adds valuable storage and future development potential, with laundry already in place plus a brand new hot water tank. Outside, enjoy your own private yard and the added privacy of an end-unit location. Central air conditioning keeps things comfortable through the summer. Parking is convenient with two parking stalls at the rear with direct access to the back door and additional street parking at the front. Located in the desirable Rainbow Falls community, you're close to Lake Chestermere, parks, schools, shopping, walking paths and the amenities of Chestermere—all while enjoying the space and feel of a traditional home without the upkeep of a detached property. Comfortable. Practical. Private. And ready for its next chapter.