



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2, 111 Rainbow Falls Gate
Chestermere, Alberta

MLS # A2338372



\$395,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,529 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	None	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	DC-R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: Wood work bench, plywood shelves and all brackets in garage.

WOW! Check out this TWO bed, TWO and a half bath, front drive townhome with sunny unobstructed south views. Once you enter the main floor, you are greeted with a massive mud room which leads you to your ATTACHED DOUBLE car garage. The main floor also boats a versatile den which could be used as a third bedroom, an office, home gym, studio; whatever you see fit. The first thing you notice when you enter your new second floor home is that you have a wide open floor plan. With a half bathroom, closet, pantry, centre kitchen, and quartz countertop island with touch faucet - you will have plenty of cupboards and counter space to cook up a storm. The central area of your new home accommodates a gigantic living room to one side and a dining area to the next - perfect for hosting friends and family gatherings. Straight ahead of your living room you will find your private balcony where you can BBQ up a storm. Continuing on to the upper level you will find not one, but TWO primary bedrooms, each with its own 4-piece bathroom and walk in closets big enough to sleep in. For your convenience and piece of mind, you have brand new carpet with upgraded underlay and a fresh coat of paint throughout. You also have in-suite laundry on the upper level, additional under stair storage and brand new shingles on the roof and hardy board shakes. How amazing is that? The location is perfect too - just an 11-minute drive to Stoney Trail, a 7-minute drive to Glenmore, walking or biking distance to several restaurants, pubs, shopping, Calgary transit bus, parks, playgrounds, and schools! There are plenty of visitor parking stalls as well as on street parking right out your front door. You will be hard pressed to find a 2+1 bedroom, 2.5 bath townhome THIS spacious and THIS convenient for THIS price anywhere in the city so come and have a look today!

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Real Broker. Information is believed to be reliable but not guaranteed.