

364 Rainbow Falls Drive
Chestermere, Alberta

MLS # A2219532



\$439,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,440 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Vinyl		
Roof:	Asphalt Shingle		
Basement:	Finished, Full, Walk-Out To Grade		
Exterior:	Vinyl Siding, Wood Frame, Wood Siding		
Foundation:	Poured Concrete		
Features:	Breakfast Bar, Kitchen Island, Open Floorplan		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 452		
LLD:	-		
Zoning:	R-3		
Utilities:	-		

Inclusions: Electric Fireplace

This fully finished walk-out townhome in Chestermere's desirable Rainbow Falls community offers over 2,100 sq. ft. of stylish, well-planned living space across three levels. This adorable townhouse is directly across the street from a green space with waterfall feature and pathways, and only a couple of blocks from a school with a great playground! The open-concept main floor features 9' ceilings, a spacious living room with a modern kitchen with a massive island, stainless steel appliances, tile backsplash, and pendant lighting. The dining area opens to a sunny southwest-facing balcony. Upstairs includes 3 spacious bedrooms (or use one as a bonus room or office), including a king-sized primary suite with a large walk-in closet, plus a 4-piece bathroom with a soaker tub, separate shower, and makeup vanity. The professionally finished walk-out basement adds a large rec room, full bathroom, laundry room, and rough-ins for a wet bar and central vac, with access to a private patio and a double garage that fits a full-size truck. Located within walking distance to schools, shopping, and dining, this home is move-in ready and designed for comfort, convenience, and style.