

# \$459,900 - 20, 111 Rainbow Falls, Chestermere

MLS® #A2217313

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,528 sqft

Residential on 0.00 Acres

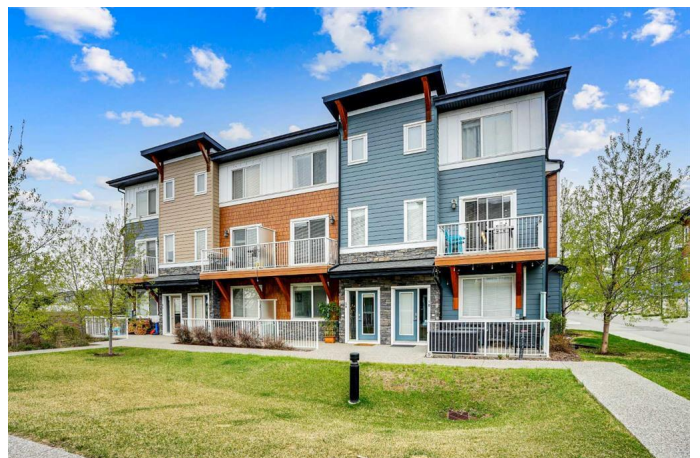
Rainbow Falls, Chestermere, Alberta

Welcome to this beautifully maintained two-storey townhome in the vibrant community of Chestermere offering over 1,529 sq. ft. of developed living space. With 3 bedrooms, 2.5 bathrooms, a den, and a double attached garage. This modern home boasts a bright and open floor plan with premium finishes, offering a perfect combination of style and functionality. The main floor features an elegant kitchen with sleek cabinetry, stainless steel appliances, a large central island, and a spacious pantry, making it ideal for both everyday living and entertaining. The dining area flows seamlessly into the cozy living space, with large windows allowing for plenty of natural light. Upstairs, discover three generously sized bedrooms. The primary suite is featuring a walk-in closet and a private 4-piece ensuite. Two additional bedrooms share a full bathroom. You'll also love the upstairs laundry tucked away at the top of the stairs. Book your private showing today!

Built in 2016

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2217313  |
| Price      | \$459,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,528         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 20, 111 Rainbow Falls |
| Subdivision | Rainbow Falls         |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 0S9               |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Playground, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                         |
| Parking        | Double Garage Attached                    |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                             |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Basement          | None                                                                       |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Playground                                   |
| Lot Description   | Landscaped, Level                            |
| Roof              | Asphalt Shingle                              |
| Construction      | Brick, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                              |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 8th, 2025 |
|-------------|---------------|

|                |       |
|----------------|-------|
| Days on Market | 87    |
| Zoning         | DC-R3 |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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