

**52, 111 Rainbow Falls Gate
Chestermere, Alberta**

MLS # A2195325



\$449,900

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|------------------|------------------------|---------------|------------------|
| Division: | Rainbow Falls | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,531 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Level | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 319 |
| Basement: | None | LLD: | - |
| Exterior: | Cedar, Composite Siding, Stone | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry | | |

Inclusions: Window Coverings

Discover the perfect blend of style, space, and comfort in this elegant townhouse, ideally situated in the desirable community of Rainbow Falls. Just minutes from Lake Chestermere and a short drive to Calgary, this home offers breathtaking canal views, scenic walking paths, and a tranquil atmosphere. Step inside to find a welcoming entryway with chic tile flooring, a spacious coat closet, and a versatile den—ideal for a home office, gym, or creative retreat. The double-attached, heated garage provides year-round convenience and includes a discreet utility room for added functionality. The open-concept main level features rich engineered hardwood, setting the stage for a thoughtfully designed galley kitchen with quartz countertops, full-height cabinetry, stainless steel appliances, and a generous island with seating and storage. The kitchen seamlessly connects to the dining area and spacious living room, creating a perfect space for entertaining. Double sliding doors open to a private upper deck with green space and playground views, complete with a gas hookup for effortless outdoor dining. Upstairs, two expansive primary suites each offer their own four-piece ensuite and walk-in closet, providing ultimate comfort and privacy. A conveniently located laundry area between the bedrooms adds to the home’s practical design. Abundant natural light streams through large windows, creating a bright and inviting atmosphere throughout. With its modern finishes, functional layout, and prime location, this exceptional townhouse is ready to welcome you home. Schedule a private showing today!