

**385 Rainbow Falls Drive
Chestermere, Alberta**

MLS # A2197527



\$429,900

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,417 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished, Walk-Out To Grade

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Bathroom Rough-in, Central Vacuum, High Ceilings, Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 443

LLD: -

Zoning: R-3

Utilities: -

Inclusions: Wall-Mounted TV in Kitchen

Welcome to this beautiful end-unit townhome in the highly sought-after community of Rainbow Falls, Chestermere. Offering over 1,400 sq. ft. of living space, this home features a double detached garage, a walkout basement, and a prime location backing onto a scenic pond and pathway. Recent updates include brand-new luxury vinyl plank flooring and fresh paint on both levels, enhancing the home's modern and inviting feel, along with a new hot water tank installed within the last year. The main floor features 9 ft ceilings and large windows, filling the space with plenty of natural light. Upstairs, you'll find two spacious bedrooms, including a primary bedroom with a large walk-in closet and direct access to a 4-piece ensuite, which also has a second entrance from the hallway for added convenience. A versatile den or bonus area on this level provides the perfect space for a home office, reading nook, or additional living space. The unfinished walkout basement provides excellent potential, featuring a separate entrance and rough-in plumbing for an additional bathroom. This home is just steps from shopping, schools, and Chestermere Lake. Professionally cleaned and move-in ready, this home offers both comfort and convenience in an unbeatable location. Book your showing today!