

372 Rainbow Falls Drive
Chestermere, Alberta

MLS # A2202004



\$465,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,423 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 434
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Floating Shelves, Baby/Pet Gate, Bookshelves in Second Bedroom, Storage Shelf in Garage, Murphy Bed, Deck Screens

372 Rainbow Falls Drive, is a beautifully maintained, two-storey walk-out townhome situated on a quiet street in the desirable Rainbow Falls community. Ideally located directly across from a picturesque waterfall, park and walking path with no obstructed views! This bright and spacious home features 2 bedrooms and 2.5 bathrooms. The main floor boasts an open-concept layout with a large living room accented by sizeable window to admire the park views and natural light! The modern kitchen is equipped with stainless steel appliances, a convenient corner pantry, and a center island, the perfect place for kids to enjoy their after school snack. The main floor is complete with a dining area, rich hardwood floors, 9' ceilings and ample storage with additional closet space. Upstairs, you'll find your generously sized primary bedroom featuring a walk-in closet. Once again, with park views from the large window. Enjoy the convenience of your dedicated office space, second bedroom and 4-piece bathroom. The fully developed walk-out basement adds incredible versatility. It features a spacious family room with a built-in Murphy bed, allowing ease for hosting guests or providing space for an older child. A 3-piece bathroom, expansive laundry room, and plenty of storage complete the lower level. Enjoy outdoor living with a large balcony off the main floor and a spacious patio from the walk-out level. The double detached garage provides secure parking and additional storage. Utilize the 2064sq of developed space this townhouse has to offer! You'll enjoy the professionally maintained yard, year round! Located close to all amenities, including parks, schools and grocery stores. Don't miss this fantastic opportunity to own in Rainbow Falls!