

**336 Rainbow Falls Drive
Chestermere, Alberta**

MLS # A2205931



\$460,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,442 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Lan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 439
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Welcome to this stunning end-unit townhome in the highly desirable Rainbow Falls community of Chestermere. Offering over 1,400 sq. ft. of living space, this home features a double detached garage, a fully finished walkout basement, and a prime location facing Rainbow Falls, the scenic pathway. The main floor boasts 9 ft ceilings and large windows, creating a bright and inviting atmosphere. Upstairs, you'll find two spacious master suites, each with a walk-in closet and private 4-piece ensuite for maximum comfort and convenience. The finished walkout basement provides versatile space for a home office, gym, or additional living area. Located just steps from shopping, schools, and Chestermere Lake, this home is professionally cleaned and move-in ready. Don't miss out on this incredible opportunity—schedule your showing today!