

**217 Rainbow Falls Drive
Chestermere, Alberta**

MLS # A2206438



\$449,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,440 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound		

Inclusions: NA

Welcome to the Brownstones at Rainbow Falls! Boasting over 2000 square feet of living space, this FULLY developed unit is one of a kind! Upon walking in, you are welcomed into an oversized living room with dining area with 9ft ceilings throughout. Enter into the kitchen and you will see a large island, newer stainless appliances and a corner pantry. Upstairs there are 3 spacious bedrooms, the primary bedroom has a walk in closet. Conveniently located between the bedrooms is a newly renovated 6 pc bathroom for all to share! Cozy on downstairs and there is an additional living room, a 4th bedroom with built in reading nook and a 3 pc bathroom! Located within steps to all your amenities, Schools, grocery parks and Chestermere Lake! This One of a kind unit won't last long! Book your showing today!