

# \$454,900 - 35, 111 Rainbow Falls Gate, Chestermere

MLS® #A2209556

**\$454,900**

3 Bedroom, 3.00 Bathroom, 1,517 sqft

Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

**Stunning 3-Bedroom Townhouse Backing Onto Water Canal!**

Welcome to this beautifully maintained 3-bedroom, 2.5 Baths, 1517 sq ft townhouse perfectly situated on the sunny south side, offering serene views of a picturesque water canal and direct access to walking paths—an ideal setting for outdoor lovers!

Inside, enjoy the fresh feel of a brand-new professional paint job throughout, creating a clean and modern vibe. The spacious main floor den is perfect for a home office or flex space. Upstairs, you'll love the convenience of upper-floor laundry and three generously sized bedrooms.

The heart of the home is the large kitchen, complete with a quartz countertop island, full stainless steel appliances, and plenty of room to cook, gather, and entertain. Step outside to the sunny balcony, perfect for BBQs and morning coffee.

Other highlights include a double attached garage, ample storage, and modern finishes throughout. Don't miss this bright and airy home with unbeatable water views and exceptional walkability! Low Condo Fees, Pets allowed with approval. Close to shopping, schools, playground, and all amenities. Book your viewing today! Check out the Virtual Tour!.

Built in 2016

## Essential Information



MLS® #	A2209556
Price	\$454,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,517
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	35, 111 Rainbow Falls Gate
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0Z5

### Amenities

Amenities	Park, Playground, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Paved
# of Garages	2
Waterfront	Canal Front

### Interior

Interior Features	Closet Organizers, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	32
Zoning	DC(R-3)

### **Listing Details**

Listing Office	Grand Realty
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