

**124 Cascades Pass**  
**Chestermere, Alberta**

**MLS # A2287778**



**\$370,000**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Rainbow Falls         |               |                   |
| <b>Type:</b>     | Residential/Four Plex |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 1,222 sq.ft.          | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Stall                 |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | Back Yard             |               |                   |

|                    |                              |                   |        |
|--------------------|------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | \$ 421 |
| <b>Basement:</b>   | Full                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Wood Frame | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | Poured Concrete              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Pantry                       |                   |        |

**Inclusions:** TV Mounts and Brackets, kitchen stools

**END-UNIT | 3 BEDROOMS | FINISHED BASEMENT | 2 PARKING SPOTS |** Welcome to this BRIGHT 3 bedroom end-unit townhome in the established community of RAINBOW FALLS. The main floor offers an OPEN CONCEPT layout designed for everyday living. Large windows bring in NATURAL LIGHT, and the spacious living and dining areas flow seamlessly into the kitchen &mdash; creating a layout that works beautifully for both quiet evenings and entertaining. The kitchen features STAINLESS STEEL APPLIANCES, a CENTRAL ISLAND with seating, PANTRY storage, and plenty of cabinetry to keep everything organized. Upstairs, the PRIMARY BEDROOM is a generous size and offers a WALK-IN CLOSET. Two additional bedrooms and a FULL 4-PIECE BATH provide flexibility for family, guests, or a home office. The FINISHED BASEMENT adds valuable living space with a LARGE REC ROOM &mdash; ideal for movie nights, a playroom, home gym&hellip;whatever you need. Laundry and storage are neatly tucked away with rough-in there if you want to add a future bathroom. **UPDATES:** Kitchen Countertop (2026), Carpet Basement Stairs (2026), Washer, Stove and Dishwasher (2023), Dryer and Hot Water Tank (2022). Step outside where you can enjoy morning coffee or summer BBQs. Two ASSIGNED PARKING STALLS are located directly out front, with ample VISITOR PARKING nearby. Set within walking distance to schools, playgrounds, pathways, shopping, and the OFF-LEASH DOG PARK &mdash; and just minutes to CHESTERMERE LAKE &mdash; this home offers the lifestyle buyers are looking for. Whether you&rsquo;re a FIRST-TIME BUYER, young family, or investor, this MOVE-IN READY townhome checks the boxes.