

**43, 111 Rainbow Falls Gate
Chestermere, Alberta**

MLS # A2297614



\$415,000

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,564 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Creek/River/Stream/Pond, Private, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC-R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Blinds and all curtains except the tones in the third floor office

Immediate Possession Available on this freshly painted move in Ready 3 Bedroom 2.5 Bath END UNIT located in the Sought after Neighbourhood of Rainbow Falls in Chestermere! From the moment you enter the front door you are welcomed with a BRIGHT Entry Way, Gleaming Tile Floors and a very Convenient Office/Flex Room. The Lower Level offers access to the HEATED Double Attached Garage. The Main Floor Features an OPEN CONCEPT Layout with a Spacious Living Room, Dining Room and a Gorgeous Kitchen featuring QUARTZ Countertops, STAINLESS Steel Appliances, Breakfast Bar, Ample Cabinetry along with a Pantry and a 2 pc Bathroom. A Large Private Balcony is also found on this level. From all areas there are STUNNING VIEWS of the Trestle and CANAL!! Upstairs you will find a very Generous Sized Master Bedroom with its own 4-piece Ensuite, 2 additional Bedrooms, a Second FULL Bathroom and Laundry area. Further features include Rough in for Central Vacuum System, Engineered Hardwood throughout main floor, 9’ Ceilings, and Built-in Shelving in the Living Room. Plenty of Visitor and Front Street Parking, just minutes to Chestermere Lake and WALKING Distance to Beautiful Parks, Pathways, Grocery Stores, Restaurants, Schools with Quick Access in and out of the City! This Beautiful Townhome is ready to call your own, Enjoy the Beautiful Amenities of Lake Living in Chestermere all year long! Book Your Showing today! OPEN HOUSE SATURDAY MAY 9 2:00-4:00!