

288 RAINBOW FALLS Drive
Chestermere, Alberta

MLS # A2310075



\$474,983

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,400 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-3 " Residential Multi-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: 6 ceiling speaker, , Garage Door Opener (1) Basement : Electric Range, Refrigerator, Window blinds, hood Fan

**** OPEN HOUSE SATURDAY MAY 16TH, 12 PM - 4 PM ** - PARK/ FOUNTAIN FRONT LUXURY | FULL WALK-OUT BASEMENT | RARE END-UNIT.** Welcome to this exceptionally maintained, rare end-unit townhouse offering over 1,800 sq ft of total developed living space, featuring 1,400+ sq ft above grade and a fully finished walk-out basement. Combining functionality and an unbeatable location, this property is an ideal opportunity for families, first-time buyers, or investors looking for a low-maintenance home in a vibrant community. The bright, open-concept main floor features soaring 9-foot ceilings and floor-to-ceiling windows that flood the space with natural light. The spacious living room frames unobstructed views of the park and water fountain, complete with a cozy fireplace and central air conditioning for year-round comfort. The kitchen showcases rich dark cabinetry, a large pantry, and an oversized island, while a built-in central speaker system adds the perfect touch for entertaining. Upstairs, the quiet primary bedroom overlooks the front park and includes a generous walk-in closet with its own window and a private 4-piece ensuite. A spacious second bedroom with large backyard views and an additional full 4-piece bathroom complete the upper level. The fully developed walk-out basement provides exceptional flexibility, featuring a private entrance, full kitchen, and its own separate laundry. Outside, the property includes a double detached garage accessible by a clean, wide back alley, offering the added privacy that only an end-unit can provide. Perfectly positioned directly across from a park, water fountain, and local church, this home is within easy walking distance of grocery stores, banks, shops, a pharmacy, and restaurants. A primary school is located just 200 meters away, and you are only 3 minutes from Chestermere Boulevard for seamless

access to Calgary. Condominium fees cover common area and grounds maintenance, completing this exceptional lifestyle opportunity.