

**237 Rainbow Falls Drive
Chestermere, Alberta**

MLS # A2310660



\$449,888

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,409 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: none

Welcome to Rainbow Falls! This beautifully renovated WALK-OUT TOWNHOUSE offers a rare opportunity with a fully developed lower level featuring a private entrance, kitchenette, separate laundry, and third bedroom — ideal for extended family, guests, or added income potential. Offering over 2000 sq ft of developed living space, this move-in-ready home combines the comfort and a functional and versatile layout. FRESHLY PAINTED throughout with UPDATED FLOORING and NEW CARPET, the home feels bright and exceptionally well cared for. The main floor features an open-concept design filled with natural light from large windows, creating a warm and inviting atmosphere. The spacious living area is separated from the well-appointed kitchen, complete with dark cabinetry, light source, and ample storage — perfect for everyday living. Convenient main-level laundry adds to the home's thoughtful design. Step outside onto the private BALCONY, an ideal space to enjoy your morning coffee or unwind in the evening. Upstairs, you'll find two generously sized bedrooms, including a spacious primary retreat with its own ensuite and plenty of closet space in each. The DETACHED DOUBLE GARAGE provides secure parking for two vehicles. Ideally located close to parks, schools, walking paths, shopping, restaurants, and everyday amenities, this property also offers quick and convenient access to Calgary while allowing you to enjoy the charm and lifestyle of the Rainbow Falls community. A rare and versatile property that truly stands out in today's market. Check it out!