

**35, 111 Rainbow Falls Gate
Chestermere, Alberta**

MLS # A2209556



\$459,900

Division:	Rainbow Falls		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,517 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Paved		
Lot Size:	-		
Lot Feat:	No Neighbours Behind, Views		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Kitchen Island, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 350

LLD: -

Zoning: DC(R-3)

Utilities: -

Inclusions: Decorative Fireplace in Dining Room

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!