



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**288 RAINBOW FALLS Drive, Chestermere T1X 0E4**

MLS® #: **A2125928**

Area: **Rainbow Falls**

Listing Date: **04/25/24**

List Price: **\$500,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential  
Row/Townhouse**

Sub Type:

**Chestermere**

City/Town:

**2006**

Year Built:

Finished Floor Area

Abv Sqft:

**1,401**

Low Sqft:

Ttl Sqft:

**1,401**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**24**

Layout

Beds:

**2 (2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Wood Frame**

Flooring:

**Carpet,Cork,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat:

**Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`10" x 13`6"</b>
<b>Kitchen</b>	<b>Lower</b>	<b>13`10" x 12`10"</b>
<b>Living Room</b>	<b>Basement</b>	<b>12`6" x 7`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 11`4"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`10" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`8" x 7`8"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Basement</b>	<b>19`4" x 13`4"</b>
<b>Laundry</b>	<b>Basement</b>	<b>12`2" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`6" x 13`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 5`4"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>11`4" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$380		Fee Simple		R-3
		Fee Freq:		
		Monthly		
Legal Desc:	1012881			
		Remarks		

Pub Rmks:	<p><b>The Brownstones of Chestermere. This CORNER unit townhome offers an unparalleled combination of style, functionality, and comfort with over 2060SQFT OF LIVING SPACE! . With its DOUBLE MASTER bedrooms, BACHELOR SUITE (illegal) in the basement, DOUBLE DETACHED garage, a range of premium features, this home is a rare find in the heart of Chestermere. Key Features: Double Master Bedrooms: Enjoy the convenience and privacy of two spacious master suites, each complete with its own ensuite bathroom and ample closet space. Bachelor Suite(illegal) in the Basement: Perfect for guests, in-laws, or as a rental opportunity, the fully equipped bachelor suite(illegal) in the basement provides additional living space and flexibility. Double Detached Garage: Park with ease and have plenty of room for storage in the double detached garage, offering both convenience and security. Air Conditioning: Stay cool and comfortable year-round with central air conditioning, ensuring a refreshing indoor environment no matter the season. Corner Unit: Benefit from additional natural light and enhanced privacy with this desirable corner unit location. Faces Greenspace: Enjoy peaceful views and a sense of tranquility as this home faces a lush greenspace, providing a serene backdrop to everyday living. Open Concept: Entertain with ease in the spacious and inviting open concept living area, featuring a modern kitchen, dining space, and living room ideal for gatherings and relaxation.</b></p>
Inclusions:	N/A
Property Listed By:	The Real Estate District

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





















