



THE
A-TEAM

**RE/MAX
FIRST**

257 RAINBOW FALLS Drive, Chestermere T1X 0B1

MLS®#: **A2156116**

Area: **Rainbow Falls**

Listing Date: **08/08/24**

List Price: **\$495,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2006**

Finished Floor Area
Abv Sqft: **1,280**
Low Sqft:
Ttl Sqft: **1,280**

DOM

41
Layout
Beds: **2 (2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,Pantry,See Remarks,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`11"
Kitchen	Main	14`0" x 17`1"
4pc Ensuite bath	Upper	9`3" x 8`4"
Bedroom	Upper	11`6" x 11`11"
4pc Bathroom	Basement	7`3" x 8`0"
Game Room	Basement	16`10" x 34`4"

Room	Level	Dimensions
Dining Room	Main	15`4" x 8`1"
Living Room	Main	14`1" x 9`6"
4pc Ensuite bath	Upper	7`4" x 11`3"
Bedroom - Primary	Upper	13`10" x 11`11"
Laundry	Basement	5`9" x 10`4"
Furnace/Utility Room	Basement	4`8" x 8`0"

Legal/Tax/Financial

Condo Fee:
\$385

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1012881**

Remarks

Pub Rmks: **Welcome to this 2 Bed, 3.5 Bath Townhome located in Rainbow Falls in beautiful Chestermere. This townhouse has a fully finished walkout basement and a double detached garage. Over 1700 sq ft of developed living space. Walking into the main floor you will be greeted to an open floor plan with 9 ft ceilings and bright windows throughout allowing plenty of sunlight. The kitchen is beautiful, maple cabinets, upgraded backsplash, stainless steel appliances, stunning flooring throughout the main floor. Adjacent is a sunny dining nook with access to the large deck, perfect for outdoor relaxation or dining. A 2-pc bathroom conveniently located completes the main floor. Upstairs, the rare double master layout ensures privacy and convenience, with each bedroom boasting an ensuite bathroom. The primary bedroom features a walk-in closet and luxurious ensuite, while the second bedroom offers generous space and another ensuite. The fully finished walkout basement is a great space for entertaining guests or for simply a separate living area. The lower level is completed with a large rec room, a 4pc bathroom as well as a laundry room. The double detached garage gives plenty of space to park your vehicles and for extra storage. This home is in a very desirable location. Close proximity to 17th Ave and within walking distance to Rainbow Falls Park and walking paths. There are numerous amenities such as restaurants, shopping, schools and playgrounds within a short distance. Chestermere is a vibrant family community offering unmatched attractions like Chestermere Lake and Lakeside Greens Golf Course, making it a desirable location with easy commuting options to downtown Calgary and 90 minutes to Banff. Contact us today for your private viewing and to discuss all what Chestermere has to offer!**

Inclusions:
Property Listed By: **na**
eXp Realty

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