

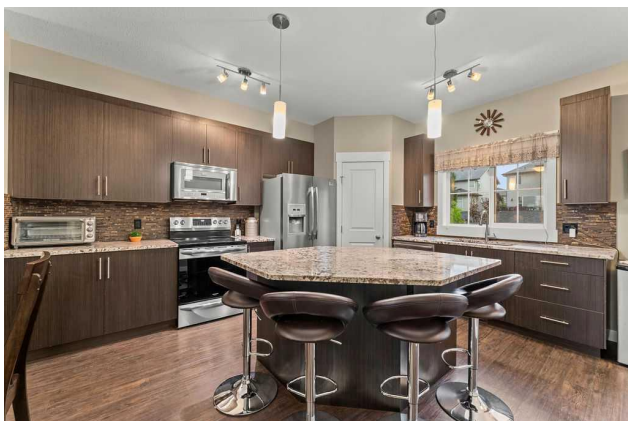


THE
A-TEAM

**RE/MAX
FIRST**

428 RAINBOW FALLS Drive, Chestermere T1X 0L8

MLS®#: **A2159633** Area: **Rainbow Falls** Listing Date: **09/13/24** List Price: **\$484,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Chestermere**
 Year Built: **2013**

Finished Floor Area
 Abv Sqft: **1,413**
 Low Sqft:
 Ttl Sqft: **1,413**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 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: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Microwave,Oven,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`4" x 8`2"
Dining Room	Main	7`5" x 11`7"
2pc Bathroom	Main	5`3" x 5`11"
Bedroom	Second	9`0" x 9`4"
4pc Bathroom	Second	4`11" x 8`5"
Family Room	Basement	13`1" x 15`11"
Laundry	Basement	6`0" x 10`5"

Room	Level	Dimensions
Living Room	Main	11`1" x 11`8"
Kitchen	Main	13`7" x 14`8"
Bedroom - Primary	Second	13`11" x 14`0"
Bedroom	Second	9`6" x 10`5"
4pc Ensuite bath	Second	4`11" x 7`8"
Flex Space	Basement	9`0" x 9`1"
2pc Bathroom	Basement	5`5" x 7`7"

Condo Fee:
\$499

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-3

Legal Desc: **1211231**

Remarks

Pub Rmks: ***** OPEN HOUSE SATURDAY SEPT 21 from 12pm-2pm!! *** WELCOME HOME! Step into your fully developed walkout townhouse condominium in the family-friendly community of Rainbow Falls! The moment you arrive, you'll notice the exceptional curb appeal, and with the convenience of a "lock and leave" lifestyle, you'll appreciate the common area maintenance, landscaping, and snow removal all taken care of for you. Inside, the open-concept living, dining, and kitchen areas are perfect for entertaining and spending quality time with family. The kitchen is a chef's dream, boasting granite countertops, a large island, and stainless steel appliances. From the rear mudroom, access your spacious deck—a perfect spot for summer dining and outdoor entertaining. Upstairs, the primary bedroom offers dual closets and a 4-piece ensuite bathroom, providing a private retreat. Two additional bedrooms, a full 4-piece bathroom, and a large hall closet complete this level, making it ideal for a growing family. The walkout basement is an expansive space, perfect for entertaining friends and family. The large laundry room not only provides ample space for folding and drying clothes but also offers additional storage. A convenient 2-piece bathroom and another storage room add to the functionality of this lower level. Step outside to the covered walkout patio and enjoy direct access to your double detached garage—perfect for keeping your vehicles warm during the winter months. Rainbow Falls offers an abundance of amenities, including shopping, schools, parks, and scenic pathways. Don't miss the opportunity to make this beautiful home yours—book your showing today!**

Inclusions:
Property Listed By: **N/A
CIR Realty**

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

