



THE
A-TEAM

**RE/MAX
FIRST**

117 RAINBOW FALLS Manor, Chestermere T1X 0M3

MLS®#: **A2171482** Area: **Rainbow Falls** Listing Date: **10/07/24** List Price: **\$410,000**
 Status: **Active** County: **Chestermere** Change: **-\$5k, 05-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Chestermere**
 Year Built: **2010**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **1,250**
 Low Sqft:
 Ttl Sqft: **1,250**

DOM

45
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **None** Flooring: **Carpet,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`8"	4pc Bathroom	Upper	7`11" x 5`1"
4pc Ensuite bath	Upper	5`8" x 7`10"	Bedroom	Upper	8`5" x 12`7"
Bedroom	Upper	8`5" x 12`4"	Bedroom - Primary	Upper	11`3" x 14`5"

Legal/Tax/Financial

Condo Fee: **\$405** Title: **Fee Simple** Zoning: **R-3**

Fee Freq:
Monthly

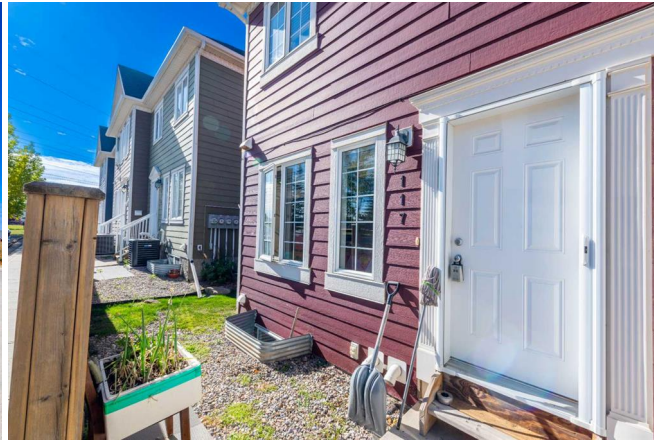
Legal Desc: **1010287**

Remarks

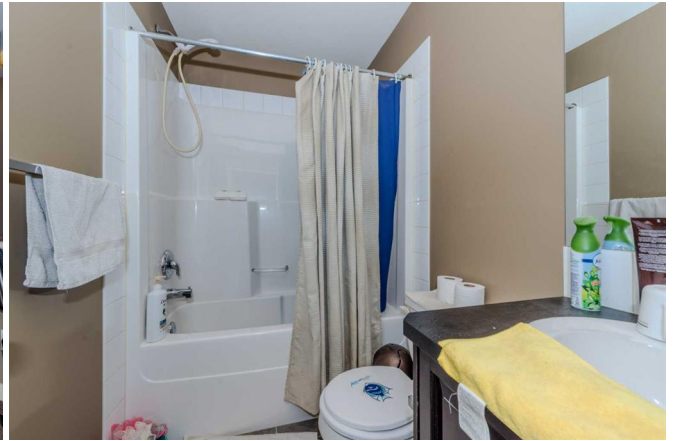
Pub Rmks: **END UNIT TOWNHOUSE. 2 ASSIGNED PARKING STALL. 3 BEDS 2+1 BATHS. The home is well maintained , don't let the personal belonging of the elderly owners overwhelm you. Welcome to the lake community in Chestermere. This 2-storey townhouse blends modern comfort with charming elegance with 3 good-sized bedrooms and 2+1 bathrooms. As you enter, you're greeted by an open-concept living area that fills with natural light. The main floor boast a living room, kitchen and dining room adjacent and ideal for family and guest gatherings. Going upstairs, there are 3 bedroom, with one master and 4pc ensuite providing comfort and privacy for family members. This townhouse also offers a basement providing some extra space for your family as a rec room, gym room, awaiting your personal touch. The front landscaped yard provides a serene setting for relaxation, while the patio area in the back is perfect for outdoor dining. With 2 assigned parking stalls, visitor parking and ample street parking nearby, very convenient for your guests. Located in a tranquil neighborhood, 117 Rainbow Falls Manor is conveniently situated near parks, schools, and shopping, making it the perfect place to call home. Don't miss out on this opportunity—schedule your private showing today!**

Inclusions:
Property Listed By: **None
CIR Realty**

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









117 Rainbow Falls Manor, Chestermere, AB

1st Floor Exterior Area 427.17 sq ft

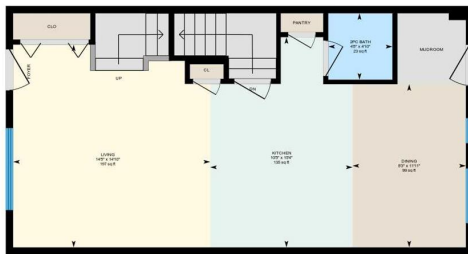


0 3 6 m PREPARED: 2024/10/07

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

117 Rainbow Falls Manor, Chestermere, AB

Main Floor Exterior Area 522.93 sq ft



0 3 6 m PREPARED: 2024/10/07

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