



THE
A-TEAM

**RE/MAX
FIRST**

111 RAINBOW FALLS Gate #46, Chestermere T1X 0Z5

MLS®#: **A2175881**

Area: **Rainbow Falls**

Listing Date: **10/28/24**

List Price: **\$415,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2017**

Finished Floor Area
Abv Sqft: **1,518**
Low Sqft:
Ttl Sqft: **1,518**

DOM

23
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Few Trees,Greenbelt,Paved**
Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **Courtyard,Playground**

Construction: **Vinyl Siding,Wood Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None,See Remarks**
Int Feat: **Kitchen Island,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Flex Space	Main	8`4" x 9`3"
Dining Room	Second	8`6" x 11`3"
2pc Bathroom	Second	4`11" x 5`5"
Bedroom - Primary	Third	11`4" x 11`11"
Bedroom	Third	8`6" x 7`9"
4pc Bathroom	Third	4`11" x 8`0"

Room	Level	Dimensions
Kitchen	Second	9`6" x 12`3"
Living Room	Second	12`4" x 13`7"
Mud Room	Main	3`10" x 8`6"
Bedroom	Third	9`0" x 9`11"
4pc Ensuite bath	Third	4`11" x 8`0"
Laundry	Third	3`3" x 3`7"

Legal/Tax/Financial

Condo Fee:
\$324

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC(R-3)

Legal Desc: **1612769**

Remarks

Pub Rmks: **Imagine living near a canal, walking paths and the beauty of Rainbow Falls while only a few minutes drive to Lake Chestermere and a short drive to Calgary. This 3 bedroom, 2.5 bath townhouse has a stunning view of the trestle and canal with both an upper deck and lower patio. The main entry level features a double attached heated garage and a flex space perfect for a home office, gym or guest bedroom. The second level kitchen has beautiful white quartz countertops, storage, and seating on the island to accompany the formal dining area. A spacious living room with custom wall panelling and a nicely separated two piece bathroom completes this level. On the third level, the laundry is conveniently located near the spacious bathroom. Two spacious secondary bedrooms large enough to fit a queen-size bedroom set are perfect for kids or visitors. There is no shortage of natural light within the primary bedroom during the day and it comes complete with a large walk-in closet and a desirable ensuite bathroom. Close to green spaces, shopping and all other amenities this home is truly something special, book a private viewing and see for yourself!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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







