



THE
A-TEAM

**RE/MAX
FIRST**

300 RAINBOW FALLS Drive, Chestermere T1X0E4

MLS®#: **A2190443** Area: **Rainbow Falls** Listing Date: **01/27/25** List Price: **\$410,000**
 Status: **Pending** County: **Chestermere** Change: **None** 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: **Back Lane,Front Yard,Lawn,No Neighbours Behind,Landscaped**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,423**
 Low Sqft:
 Ttl Sqft: **1,423**

DOM

5

Layout

Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Brick,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Track Lighting,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`3" x 5`10"	Dining Room	Main	16`10" x 6`10"
Kitchen	Main	14`2" x 10`2"	Living Room	Main	15`8" x 19`9"
4pc Bathroom	Second	9`8" x 7`8"	Bedroom	Second	11`1" x 10`9"
Den	Second	7`9" x 11`5"	Bedroom - Primary	Second	14`0" x 12`5"

Legal/Tax/Financial

Condo Fee:
\$385

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-3

Legal Desc: **0713318**

Remarks

Pub Rmks: **CHECK OUT THE VIRTUAL TOUR! Nestled in the beautiful and highly sought-after neighborhood of Rainbow Falls in Chestermere, this charming home offers the perfect blend of comfort, convenience, and potential. Located just minutes from schools, grocery stores, shopping, parks, a BMX park, and playgrounds, this property is ideally situated for families and individuals alike. Inside, the home features two spacious bedrooms and 1.5 baths, along with a versatile den or bonus room on the second floor that can be adapted to suit your needs—whether as a home office, study, or playroom. The layout is both functional and inviting, offering ample space to unwind and make memories. The property also boasts a walk-out full unfinished basement, presenting an excellent opportunity to customize and expand your living area to fit your personal style. Step outside to enjoy the south-facing balcony, where you can soak up the sun and savor picturesque views. The covered patio below offers a shaded retreat, perfect for outdoor entertaining or quiet relaxation. For added convenience, a double detached garage provides plenty of parking and storage space. This home is a true gem in an incredible community, offering a lifestyle of ease and accessibility. Whether you're looking for your first home or a place to grow, this property in Rainbow Falls is sure to impress.**

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

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





