



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**356 RAINBOW FALLS Drive, Chestermere T1X 0L8**

MLS®#: **A2191716**

Area: **Rainbow Falls**

Listing Date: **02/10/25**

List Price: **\$479,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Chestermere**  
Year Built: **2009**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,458**  
Low Sqft:  
Ttl Sqft: **1,458**

DOM

**12**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped,Lawn,Street Lighting**  
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,On Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s),Wired for Sound**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 5`6"
Kitchen	Main	9`5" x 13`8"
4pc Bathroom	Upper	8`5" x 5`0"
Bedroom	Upper	9`6" x 10`10"
Bedroom - Primary	Upper	13`11" x 15`2"
Den	Basement	6`11" x 10`4"
Game Room	Basement	16`1" x 16`6"

Room	Level	Dimensions
Dining Room	Main	16`10" x 7`8"
Living Room	Main	15`6" x 16`5"
4pc Ensuite bath	Upper	5`0" x 7`9"
Bedroom	Upper	9`4" x 10`10"
3pc Bathroom	Basement	7`0" x 6`11"
Laundry	Basement	6`1" x 7`0"
Furnace/Utility Room	Basement	5`1" x 7`1"

Condo Fee:  
**\$422**

Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**R-3**

Legal Desc: **0912615**

Remarks

Pub Rmks: **End Unit | Brownstone Townhome | Walk-Out Basement | 9Ft Ceilings | Built-in Speakers | Expansive Living Space | Wide Hallways | Centre Kitchen | Granite Countertops | Stainless Steel Appliances | Extended Kitchen Island | Barstool Seating | 9Ft Ceilings | Bay Windows | Finished Basement | Rec Room | Den | Basement Laundry | Patio | Balcony | Double Detached Garage | Alley Access. Welcome home to your end unit brownstone townhome with an expansive living space and finished walk-out basement. This stunning home boasts 2,133SqFt of developed living space throughout the main, upper and walk-out basement levels. Pull up to a home of character and curb appeal. The front door opens to a foyer with views into the expansive open concept living space and 9Ft ceilings. The bay window in the front living room fills the space with natural light making this a comfortable and bright space. The open floor plan is ideal for hosting friends and family for social events. The kitchen is centred between the living and dining rooms making it the heart of the home. The kitchen is outfitted with an extended island with barstool seating, great cabinet storage, stainless steel appliances and granite countertops. The dining room is sizeable and easily holds a table for 6. Off the dining room is a door to the grand balcony with plenty of space for outdoor dining. The main level is complete with a 2pc bath. Upstairs holds 3 bedrooms and 2 bathrooms and closet storage. The primary retreat is paired with a bay window, large closet and private 4pc ensuite bath. Bedrooms 2 & 3 are both sizeable and share the main 4pc bath with a tub/shower combo. Downstairs, the walk-out basement offers substantial living space in the rec room. The den currently used as a bedroom is multi-use as a home office or dedicated play area. The laundry room located on this level has wire shelving above for linens and supplies. The storage under the stairs is perfect for your seasonal items. Head out the back door on this lower level to a covered patio and open backyard. 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. Rainbow Falls Park is directly across from your front door for kids to play all summer long. Don't miss the opportunity to make this beautiful home yours—book your showing today!**

Inclusions:  
 Property Listed By: **N/A  
 RE/MAX Crown**

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













