

# \$449,900 - 52, 111 Rainbow Falls Gate, Chestermere

MLS® #A2195325

**\$449,900**

2 Bedroom, 3.00 Bathroom, 1,531 sqft

Residential on 0.00 Acres

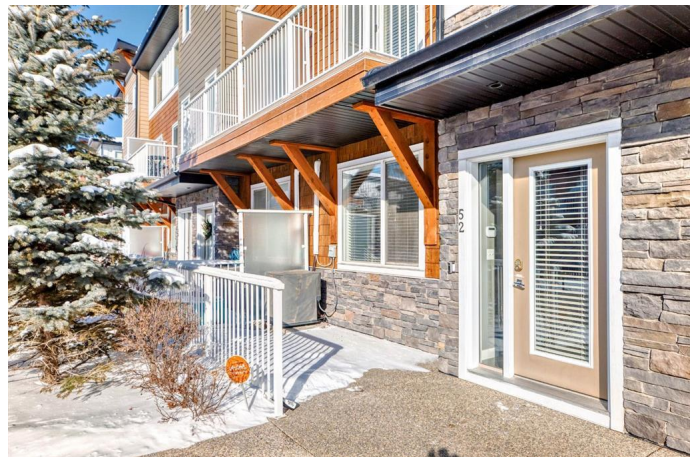
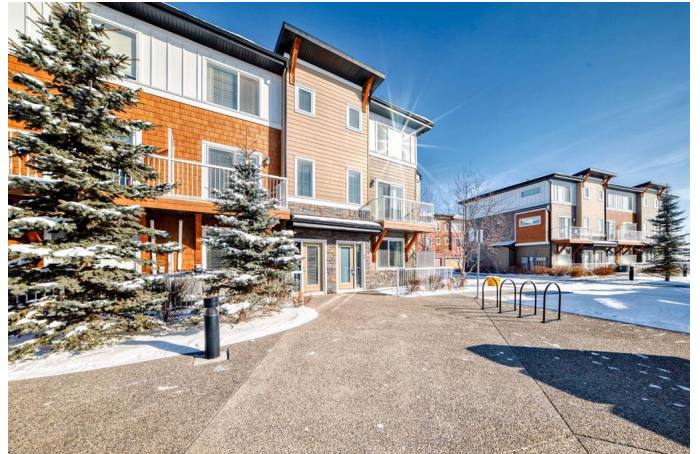
Rainbow Falls, Chestermere, Alberta

Discover the perfect blend of style, space, and comfort in this elegant townhouse, ideally situated in the desirable community of Rainbow Falls. Just minutes from Lake Chestermere and a short drive to Calgary, this home offers breathtaking canal views, scenic walking paths, and a tranquil atmosphere.

Step inside to find a welcoming entryway with chic tile flooring, a spacious coat closet, and a versatile den—ideal for a home office, gym, or creative retreat. The double-attached, heated garage provides year-round convenience and includes a discreet utility room for added functionality.

The open-concept main level features rich engineered hardwood, setting the stage for a thoughtfully designed galley kitchen with quartz countertops, full-height cabinetry, stainless steel appliances, and a generous island with seating and storage. The kitchen seamlessly connects to the dining area and spacious living room, creating a perfect space for entertaining. Double sliding doors open to a private upper deck with green space and playground views, complete with a gas hookup for effortless outdoor dining.

Upstairs, two expansive primary suites each offer their own four-piece ensuite and walk-in closet, providing ultimate comfort and privacy. A conveniently located laundry area between the bedrooms adds to the home's practical



design. Abundant natural light streams through large windows, creating a bright and inviting atmosphere throughout.

With its modern finishes, functional layout, and prime location, this exceptional townhouse is ready to welcome you home. Schedule a private showing today!

Built in 2016

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2195325      |
| Price          | \$449,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,531         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 52, 111 Rainbow Falls Gate |
| Subdivision | Rainbow Falls              |
| City        | Chestermere                |
| County      | Chestermere                |
| Province    | Alberta                    |
| Postal Code | T1X0Z5                     |

**Amenities**

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Community Gardens, Park, Parking, Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                  |
| Parking        | Double Garage Attached                                                             |

# of Garages 2

### Interior

Interior Features Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Electric Range

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

### Exterior

Exterior Features Courtyard, Playground

Lot Description Back Lane, Level

Roof Asphalt Shingle

Construction Cedar, Stone, Composite Siding

Foundation Poured Concrete

### Additional Information

Date Listed February 20th, 2025

Days on Market 59

Zoning DC

### Listing Details

Listing Office Century 21 Masters

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