364 Rainbow Falls Drive Chestermere, Alberta

MLS # A2219532

\$464,900

	Division:	n: Rainbow Falls				
	Туре:	Residential/Five Plus				
	Style:	2 Storey				
	Size:	1,440 sq.ft.	Age		2009 (16 yrs old)	
	Beds:	3	Bath	ıs:	2 full / 1 half	
	Garage:	Double Garage Detached				
	Lot Size:	-				
	Lot Feat:	Back Yard, Lar	ndscaped, I	Low M	laintenance Landscape, Street Lighting	
Forced Air, Natural Gas		Water:	-			
Carpet, Vinyl		Sewer:	-			
Asphalt Shingle		Condo	Fee: \$	452		
Finished, Full, Walk-Out To Grade		LLD:	-			
Vinyl Siding, Wood Frame, Wood Siding		Zoning	: R-	3		
Poured Concrete		Utilitie	s: -			
Breakfast Bar, Kitchen Island, Open Floorplan						
Electric Fireplace						
	Carpet, Vinyl Asphalt Shingle Finished, Full, Walk-Out To Grade Vinyl Siding, Wood Frame, Wood Siding Poured Concrete Breakfast Bar, Kitchen Island, Open Floorplan	Type: Style: Size: Beds: Garage: Lot Size: Lot Feat: Forced Air, Natural Gas Carpet, Vinyl Asphalt Shingle Finished, Full, Walk-Out To Grade Vinyl Siding, Wood Frame, Wood Siding Poured Concrete Breakfast Bar, Kitchen Island, Open Floorplan	Type: Residential/Fiv Style: 2 Storey Size: 1,440 sq.ft. Beds: 3 Garage: Double Garage Lot Size: - Lot Feat: Back Yard, Lar Forced Air, Natural Gas Water: Carpet, Vinyl Sewer: Asphalt Shingle Condo Finished, Full, Walk-Out To Grade LLD: Vinyl Siding, Wood Frame, Wood Siding Poured Concrete Utilities Breakfast Bar, Kitchen Island, Open Floorplan	Type: Residential/Five Plus Style: 2 Storey Size: 1,440 sq.ft. Age: Beds: 3 Bath Garage: Double Garage Detached Lot Size: - Lot Feat: Back Yard, Landscaped, I Forced Air, Natural Gas Water: - Carpet, Vinyl Sewer: - Asphalt Shingle Condo Fee: \$4 Finished, Full, Walk-Out To Grade Vinyl Siding, Wood Frame, Wood Siding Poured Concrete Breakfast Bar, Kitchen Island, Open Floorplan	Type: Residential/Five Plus Style: 2 Storey Size: 1,440 sq.ft. Age: Beds: 3 Baths: Garage: Double Garage Detached Lot Size: - Lot Feat: Back Yard, Landscaped, Low Mater: - Carpet, Vinyl Sewer: - Asphalt Shingle Condo Fee: \$ 452 Finished, Full, Walk-Out To Grade Vinyl Siding, Wood Frame, Wood Siding Poured Concrete Breakfast Bar, Kitchen Island, Open Floorplan	

This fully finished walk-out townhome in Chestermere's desirable Rainbow Falls community offers over 2,100 sq. ft. of stylish, well-planned living space across three levels. The open-concept main floor features 9' ceilings, a spacious living room with a modern kitchen with a massive island, stainless steel appliances, tile backsplash, and pendant lighting. The dining area opens to a sunny southwest-facing balcony. Upstairs includes 3 spacious bedrooms (or use one as a bonus room or office), including a king-sized primary suite with a large walk-in closet, plus a 4-piece bathroom with a soaker tub, separate shower, and makeup vanity. The professionally finished walk-out basement adds a large rec room, full bathroom, laundry room, and rough-ins for a wet bar and central vac, with access to a private patio and a double garage that fits a full-size truck. Located within walking distance to schools, shopping, and dining, this home is move-in ready and designed for comfort, convenience, and style.