

109 indigo Lane
Chestermere, Alberta

MLS # A2220286

\$410,000

Division:	Rainbow Falls		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,464 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Tandem		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	None	LLD:	-
Exterior:	Composite Siding, Mixed	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Central Air Conditioner** See Agent Remarks/Disclosure

Welcome to one of the largest units in this sought-after complex — a beautifully updated 3-bedroom, 2.5-bathroom townhouse offering 1464 sq ft of living space. Freshly renovated, this home features new flooring, fresh paint, upgraded lighting, sink, and stainless steel appliances, making it move-in ready. The spacious main floor features an open concept layout with a large, open kitchen complete with a generous island — perfect for meal prep, entertaining, or casual dining. A beautiful stone feature wall and gas fireplace add warmth and charm, creating the ideal space for cozy evenings. Stay cool with central A/C, and take advantage of the 470 sq ft double tandem garage for ample parking and storage. Upstairs, the primary bedroom includes double closets and a spa-inspired ensuite with double sinks, a soaker tub, and a custom double walk-in tiled shower with a built-in bench. Two additional bedrooms and a full bath complete the upper level. Perfectly situated just steps from Chestermere's popular Bike Park and within walking distance to both public and Catholic elementary schools, this pet-friendly complex offers unbeatable convenience. You'll also enjoy walking distance to a grocery store, lake access, proximity to the golf course, and the charm of small-town living with urban amenities close at hand — including restaurants, shops, and East Hills Costco, just a short drive away. Don't miss your opportunity to own this exceptional home in one of Chestermere's most desirable locations!