# \$449,000 - 217 Rainbow Falls Drive, Chestermere

MLS® #A2206438

## \$449,000

4 Bedroom, 3.00 Bathroom, 1,440 sqft Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

Welcome to the Brownstones at Rainbow Falls! Boasting over 2000 square feet of living space, this FULLY developed unit is one of a kind! Upon walking in, you are welcomed into an oversized living room with dining area with 9ft ceilings throughout. Enter into the kitchen and you will see a large island, newer stainless appliances and a corner pantry. Upstairs there are 3 spacious bedrooms, the primary bedroom has a walk in closet. Conveniently located between the bedrooms is a newly renovated 6 pc bathroom for all to share! Cozy on downstairs and there is an additional living room, a 4th bedroom with built in reading nook and a 3 pc bathroom! Located within steps to all your amenities, Schools, grocery parks and Chestermere Lake! This One of a kind unit won't last long! Book your showing today!

Built in 2006

## **Essential Information**

MLS® # A2206438 Price \$449,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,440

Acres 0.00





Year Built 2006

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 217 Rainbow Falls Drive

Subdivision Rainbow Falls
City Chestermere
County Chestermere

Province Alberta
Postal Code T1X 0A7

## **Amenities**

Amenities None

Parking Spaces 3

Parking Double Garage Detached, Off Street

# of Garages 2

## Interior

Interior Features Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters,

Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Few Trees

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 28th, 2025

Days on Market 7

Zoning R-3

**Listing Details** 

Listing Office Century 21 Bravo Realty



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.