

# \$459,900 - 35, 111 Rainbow Falls Gate, Chestermere

MLS® #A2209556

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,517 sqft

Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

**Stunning 3-Bedroom Townhouse Backing Onto Water Canal!**

Welcome to this beautifully maintained 3-bedroom, 2.5 Baths, 1517 sq ft townhouse perfectly situated on the sunny south side, offering serene views of a picturesque water canal and direct access to walking paths—an ideal setting for outdoor lovers!

Inside, enjoy the fresh feel of a brand-new professional paint job throughout, creating a clean and modern vibe. The spacious main floor den is perfect for a home office or flex space. Upstairs, you'll love the convenience of upper-floor laundry and three generously sized bedrooms.

The heart of the home is the large kitchen, complete with a quartz countertop island, full stainless steel appliances, and plenty of room to cook, gather, and entertain. Step outside to the sunny balcony, perfect for BBQs and morning coffee.

Other highlights include a double attached garage, ample storage, and modern finishes throughout. Don't miss this bright and airy home with unbeatable water views and exceptional walkability! Low Condo Fees, Pets allowed with approval. Close to shopping, schools, playground, and all amenities. Book your viewing today! Check out the Virtual Tour!.

Built in 2016

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2209556      |
| Price          | \$459,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,517         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 35, 111 Rainbow Falls Gate |
| Subdivision | Rainbow Falls              |
| City        | Chestermere                |
| County      | Chestermere                |
| Province    | Alberta                    |
| Postal Code | T1X0Z5                     |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Park, Snow Removal, Visitor Parking, Playground   |
| Parking Spaces | 2                                                 |
| Parking        | Double Garage Attached, Garage Door Opener, Paved |
| # of Garages   | 2                                                 |
| Waterfront     | Canal Front                                       |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Quartz Counters                                                        |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| # of Stories      | 3                                                                                                         |
| Basement          | None                                                                                                      |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Lot Description   | No Neighbours Behind, Views |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 30              |
| Zoning         | DC(R-3)         |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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