

# \$440,000 - 66, 111 Rainbow Falls Gate, Chestermere

MLS® #A2211971

**\$440,000**

2 Bedroom, 3.00 Bathroom, 1,528 sqft

Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

Welcome to Reflections Townhomes! A quiet, highly desirable, professionally managed townhouse complex just steps from biking and walking paths, the Western Irrigation District canal pathway system, and a short walk to the No Frills grocery store, numerous shops and businesses, two elementary schools and a fenced off-leash park! This unit enjoys a sunny west-facing balcony and patio overlooking the quiet courtyard, which features a small playground for the kids. There is ample visitor parking located close to the unit. As you enter at ground level into the large tiled entry, you'll find a bright, cozy office/den (could also be used as a bedroom). Just down the hall is access to the double attached garage. Heading upstairs is a discreet powder room, tucked privately away from the main living areas. The open-concept dining, kitchen and living area is perfect for entertaining! The balcony, accessed just off the living room, features a gas BBQ line (BBQ is included!), and offers the perfect place to enjoy the afternoon sun or a beautiful sunset. The galley-style kitchen boasts a huge island with room for seating, stone counter tops, stainless steel appliances, a convenient pantry and ample cabinet storage. Adjacent to the living area is a small nook, perfect for a cozy desk or workspace. Heading upstairs to the bedrooms, you'll find a large primary with walk-in closet and 4 piece ensuite, a convenient upper laundry closet and a second large bedroom with walk in closet and 4 piece ensuite. Perfect



for a couple or young family just starting out, this home combines turnkey living with all of the outdoor recreational opportunities that Chestermere has to offer!

Built in 2016

### **Essential Information**

MLS® #	A2211971
Price	\$440,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	66, 111 Rainbow Falls Gate
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0Z4

### **Amenities**

Amenities	Other, Playground, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Stone Counters
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Barbecue
Lot Description	See Remarks, Other
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	1
Zoning	DC(R-3)

## Listing Details

Listing Office	Century 21 Masters
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