

**165 Rainbow Falls Manor
Chestermere, Alberta****MLS # A2215440****\$423,000**

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,224 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Garden, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 421
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Sauna		

Inclusions: Sauna, Second Fridge

Welcome to this PET FRIENDLY 2-bedroom, 2.5-bathroom townhome located in the heart of the vibrant Rainbow Falls community in Chestermere. FRESHLY PAINTED and thoughtfully UPDATED, this home is MOVE-IN READY and offers a warm and inviting space ideal for modern living. Nothing has been overlooked! Walking in, you're welcomed by an open-concept kitchen and living area that creates the perfect environment for entertaining family and friends. The FULLY REMODELED KITCHEN is a true centerpiece, featuring sleek quartz countertops, a stylish quartz backsplash, BRAND NEW STAINLESS STEEL APPLIANCE, and generous counter space to make meal prep a breeze. This floor also includes an UPDATED 2 piece bathroom with a FLOATING VANITY and quartz countertops. Upstairs, the spacious family room offers a cozy spot for movie nights or catching up on your favorite series. The primary suite is bright and peaceful, enhanced by a large window that fills the room with natural light. It also includes a 4-piece ensuite and a roomy closet to meet all your storage needs. An additional well-sized bedroom and a second 4-piece bathroom complete the upper level, offering comfort and functionality for family members or guests. The FULLY DEVELOPED BASEMENT adds even more living space with a large entertainment room equipped with a CUSTOM WINE CELLAR that is also roughed in for a 2 piece bathroom and an INFRARED SAUNA, all adding extra value to this already impressive home. THIS COMPLEX IS PERFECT FOR PET OWNERS WITH NO DOG SIZE RESTRICTIONS! Situated in the desirable Rainbow Falls neighborhood, this home is perfect for those who enjoy the outdoors, with access to scenic walking and biking paths, Chestermere Lake, and dog parks. It's also close to reputable schools, shopping centers, and

a variety of dining options, making it an excellent choice for growing families. Don't miss your opportunity to make this incredible property your new home—schedule your private showing today!