

144 Cascades Pass
Chestermere, Alberta

MLS # A2231863



\$399,900

| | | | |
|-----------|--|--------|-------------------|
| Division: | Rainbow Falls | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,207 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Stall | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Front Yard, Landscaped | | |

| | | | |
|-------------|---|------------|--------|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 421 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) | | |

Inclusions: Curtain rods, Blinds, Living room TV Mount, Mirror in stairway, Mirrored medicine cabinet in the main bathroom

*** OPEN HOUSE JULY 5 FROM 12PM TO 2PM*** Welcome to this beautifully updated 2-storey townhome nestled in the tranquil and highly desirable community of Rainbow Falls. Perfectly situated in a quiet area, this home backs onto peaceful green space with a walking path—ideal for morning strolls or unwinding in the evening. Renovated just three years ago, the home features updated flooring, fully refreshed bathroom fixtures, and a modernized kitchen complete with stainless steel appliances and a brand-new fridge still under warranty. The main bathroom has been entirely redone, and the home showcases custom built-in closets crafted by California Closets, along with updated light fixtures throughout. Additional thoughtful touches include new storm doors installed in 2024 and new front closet doors. The main floor boasts an inviting open-concept layout with a spacious living room and central kitchen island, finished in warm, neutral tones that provide a welcoming, versatile backdrop. The lower level is drywalled and ready for your creative vision—whether you’re looking to add a cozy family room, home office, or extra bedroom. Located close to shopping, schools, parks, golf courses, Chestermere Lake, and only a short commute to downtown Calgary, this home offers the perfect combination of comfort, convenience, and community. Don’t miss your opportunity to call Rainbow Falls home.