

460 Rainbow Falls Drive
Chestermere, Alberta

MLS # A2236708



\$449,400

Division:	Rainbow Falls		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,390 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Vinyl Windows		

Inclusions: NA

NO Condo Fees | Private Fenced Yard | Double Detached Garage – Welcome to Rainbow Falls! This beautifully maintained 3-bedroom, 3.5-bathroom townhouse in the heart of Rainbow Falls, Chestermere offers the perfect combination of style, space, and freedom from condo fees! Enjoy a bright, open-concept main floor featuring a spacious living area, a modern kitchen with plenty of counter space, and a convenient half-bath—ideal for everyday living and entertaining. Upstairs, the primary suite provides a private retreat with a 4-piece ensuite, while two additional bedrooms and a full bath offer space for family, guests, or a home office. Step outside and fall in love with your private fenced yard—perfect for barbecues, kids, pets, or a quiet morning coffee. The double detached garage offers secure parking, extra storage, and added convenience year-round. The unfinished basement is a blank slate waiting for your personal touch—create the rec room, gym, or workspace you’ve always wanted. Located in a peaceful, family-friendly neighborhood close to scenic walking paths, schools, parks, shopping, and all that Chestermere has to offer. No Condo Fees – Keep your monthly costs down Private Fenced Yard – Space and privacy you’ll love Detached Double Garage – Room for vehicles, toys, and tools 3 Beds | 3.5 Baths | Bright and Open Layout Unfinished Basement – Tons of future potential Don’t miss this rare opportunity to own a freehold townhouse in a sought-after community. Book your showing today and take the next step toward homeownership with confidence!