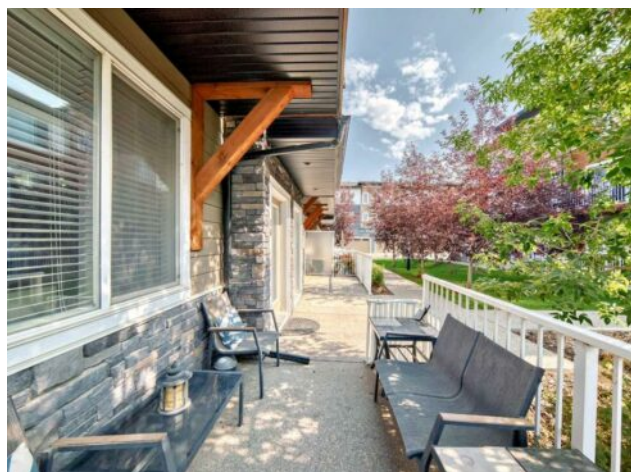


**10, 111 Rainbow Falls Gate
Chestermere, Alberta**

MLS # A2256469



\$407,500

Division:	Rainbow Falls		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,566 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	DCR-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Quartz Counters		

Inclusions: garage door remotes

Discover the perfect blend of modern living and comfort in this immaculate, Truman built, 3-storey end-unit townhome. Nestled in Chestermere's desirable Rainbow Falls community, this home features a heated double attached garage, accessible via a rear paved lane, and a private front patio. The main level offers a spacious foyer, a versatile den with a large window, and a convenient hall closet. Ascend to the main floor, where you'll be captivated by the open-concept layout, featuring low maintenance laminate floors, 9ft ceilings, and an abundance of natural light. The stunning kitchen features stainless appliances, ceiling-high grey cabinetry, quartz countertops, and a large center island with a breakfast bar. The spacious living and dining areas are perfect for entertaining, with a 2pc bath for guests. Step outside from the living room to your private balcony to enjoy the fresh air and neighborhood views. Upstairs, the generously sized primary bedroom offers a walk-in closet and a luxurious 4pc ensuite. Two additional well-proportioned bedrooms and another 4pc bath complete this level, along with the convenience of upper-level laundry. With quick access to parks, playgrounds, schools, and shops, plus the serene canal and Chestermere Lake just moments away, this home delivers a premium lifestyle. Call for a viewing today!