

\$429,900 - 385 Rainbow Falls Drive, Chestermere

MLS® #A2197527

\$429,900

2 Bedroom, 2.00 Bathroom, 1,417 sqft
Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

Welcome to this beautiful end-unit townhome in the highly sought-after community of Rainbow Falls, Chestermere. Offering over 1,400 sq. ft. of living space, this home features a double detached garage, a walkout basement, and a prime location backing onto a scenic pond and pathway.

Recent updates include brand-new luxury vinyl plank flooring and fresh paint on both levels, enhancing the home's modern and inviting feel, along with a new hot water tank installed within the last year. The main floor features 9 ft ceilings and large windows, filling the space with plenty of natural light. Upstairs, you'll find two spacious bedrooms, including a primary bedroom with a large walk-in closet and direct access to a 4-piece ensuite, which also has a second entrance from the hallway for added convenience. A versatile den or bonus area on this level provides the perfect space for a home office, reading nook, or additional living space.

The unfinished walkout basement provides excellent potential, featuring a separate entrance and rough-in plumbing for an additional bathroom. This home is just steps from shopping, schools, and Chestermere Lake.

Professionally cleaned and move-in ready, this home offers both comfort and convenience in an unbeatable location. Book your showing



today!

Built in 2006

Essential Information

MLS® #	A2197527
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,417
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	385 Rainbow Falls Drive
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0A7

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached, Alley Access
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Central Vacuum, High Ceilings, Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	34
Zoning	R-3

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.