

# \$455,000 - 51, 111 Rainbow Falls Gate, Chestermere

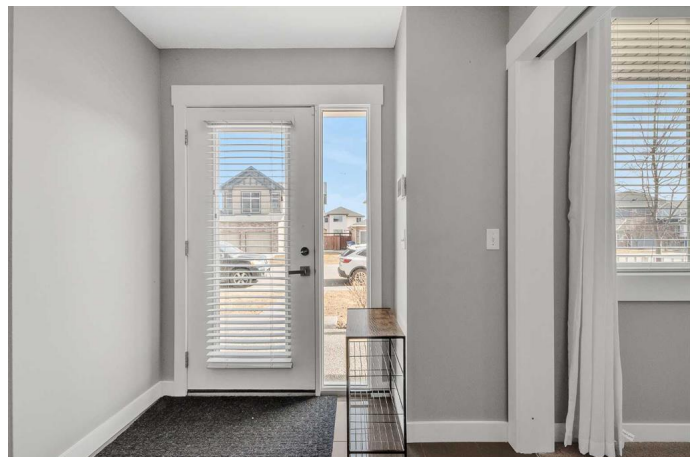
MLS® #A2206509

**\$455,000**

3 Bedroom, 3.00 Bathroom, 1,595 sqft  
Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

**HOTTEST TOWNHOME IN CHESTERMERE**  
â€“ RAINBOW FALLS GEM. This stunning, 3-bedroom, 2.5-bathroom CORNER-UNIT townhome is truly one of the BRIGHTEST and most spacious homes in the complex. Boasting one of the LARGEST SQUARE FOOTAGES AVAILABLE, this property is situated on a QUIET STREET with no multi-family buildings in front, offering added privacy and an open, peaceful view. With only one common wall, this home feels more like a duplex and is flooded with NATURAL LIGHT thanks to the abundance of EXTRA WINDOWS throughout. The main level features a versatile FLEX ROOM perfect for a home office, gym, or guest space, with access to a ground-level PATIO. Upstairs, enjoy soaring 9FT CEILINGS and an expansive open-concept layout featuring a large living area, dedicated dining space, and a modern kitchen equipped with QUARTZ COUNTERTOPS, LARGE ISLAND, STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINERY, and PANTRY. Step out onto your BALCONY WITH BBQ GAS LINE, which is ideal for outdoor entertaining. The top floor offers 3 bedrooms, including a spacious primary suite and 4-piece ensuite, plus two more generously sized bedrooms and a full main bathroom. Enjoy the convenience of UPPER-FLOOR LAUNDRY, right where you need it. Additional highlights include: CENTRAL A/C, freshly painted interior, original owners, never smoked in,



never had pets, DOUBLE ATTACHED GARAGE, and plenty of street parking right outside the front door. Located just steps from playgrounds, schools, scenic walking paths, and only minutes from CHESTERMERE LAKE, shopping, restaurants, and with quick access to Calgary, this home offers the perfect balance of lifestyle and convenience. A rare opportunity to own one of Rainbow Falls's™ most sought-after units—clean, bright, spacious, and meticulously cared for. Don't miss your chance to make it yours.

Built in 2016

### Essential Information

MLS® #	A2206509
Price	\$455,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,595
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	51, 111 Rainbow Falls Gate
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0Z5

### Amenities

Amenities	Playground, Snow Removal, Visitor Parking
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Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Few Trees, Landscaped, Low Maintenance Landscape, Corner Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	4
Zoning	DC(R-3)

### **Listing Details**

Listing Office	Town Residential
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