

# \$399,900 - 144 Cascades Pass, Chestermere

MLS® #A2231863

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,207 sqft  
Residential on 0.03 Acres

Rainbow Falls, Chestermere, Alberta

\*\*\* OPEN HOUSE JUNE 28 FROM 12PM TO 2PM and JUNE 29 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.



Built in 2015

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2231863      |
| Price          | \$399,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,207         |
| Acres          | 0.03          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 144 Cascades Pass |
| Subdivision | Rainbow Falls     |
| City        | Chestermere       |
| County      | Chestermere       |
| Province    | Alberta           |
| Postal Code | T1X0K8            |

## Amenities

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 2     |
| Parking        | Stall |

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                                                             |
| Heating           | Fireplace(s), Forced Air                                                                                      |
| Cooling           | None                                                                                                          |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Electric                                                                                                      |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Other                                                |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                                      |
| Construction      | Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 9               |
| Zoning         | R-3             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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