

\$440,000 - 66, 111 Rainbow Falls Gate, Chestermere

MLS® #A2211971

\$440,000

2 Bedroom, 3.00 Bathroom, 1,528 sqft

Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

Welcome to Reflections Townhomes! A quiet, highly desirable, professionally managed townhouse complex just steps from biking and walking paths, the Western Irrigation District canal pathway system, and a short walk to the No Frills grocery store, numerous shops and businesses, two elementary schools and a fenced off-leash park! This unit enjoys a sunny west-facing balcony and patio overlooking the quiet courtyard, which features a small playground for the kids. There is ample visitor parking located close to the unit. As you enter at ground level into the large tiled entry, you'll find a bright, cozy office/den (could also be used as a bedroom). Just down the hall is access to the double attached garage. Heading upstairs is a discreet powder room, tucked privately away from the main living areas. The open-concept dining, kitchen and living area is perfect for entertaining! The balcony, accessed just off the living room, features a gas BBQ line (BBQ is included!), and offers the perfect place to enjoy the afternoon sun or a beautiful sunset. The galley-style kitchen boasts a huge island with room for seating, stone counter tops, stainless steel appliances, a convenient pantry and ample cabinet storage. Adjacent to the living area is a small nook, perfect for a cozy desk or workspace. Heading upstairs to the bedrooms, you'll find a large primary with walk-in closet and 4 piece ensuite, a convenient upper laundry closet and a second large bedroom with walk in closet and 4 piece ensuite. Perfect



for a couple or young family just starting out, this home combines turnkey living with all of the outdoor recreational opportunities that Chestermere has to offer!

Built in 2016

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2211971 |
| Price | \$440,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,528 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 66, 111 Rainbow Falls Gate |
| Subdivision | Rainbow Falls |
| City | Chestermere |
| County | Chestermere |
| Province | Alberta |
| Postal Code | T1X 0Z4 |

Amenities

| | |
|----------------|------------------------------------|
| Amenities | Other, Playground, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Stone Counters |
|-------------------|--|

| | |
|------------|---|
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Barbecue |
| Lot Description | See Remarks, Other |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 29 |
| Zoning | DC(R-3) |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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