

\$459,900 - 35, 111 Rainbow Falls Gate, Chestermere

MLS® #A2209556

\$459,900

3 Bedroom, 3.00 Bathroom, 1,517 sqft
Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

Stunning 3-Bedroom Townhouse Backing
Onto Water Canal!

Welcome to this beautifully maintained
3-bedroom, 2.5 Baths, 1517 sq ft townhouse
perfectly situated on the sunny south side,
offering serene views of a picturesque water
canal and direct access to walking pathsâ€”an
ideal setting for outdoor lovers!

Inside, enjoy the fresh feel of a brand-new
professional paint job throughout, creating a
clean and modern vibe. The spacious main
floor den is perfect for a home office or flex
space. Upstairs, youâ€™ll love the
convenience of upper-floor laundry and three
generously sized bedrooms.

The heart of the home is the large kitchen,
complete with a quartz countertop island, full
stainless steel appliances, and plenty of room
to cook, gather, and entertain. Step outside to
the sunny balcony, perfect for BBQs and
morning coffee.

Other highlights include a double attached
garage, ample storage, and modern finishes
throughout. Donâ€™t miss this bright and airy
home with unbeatable water views and
exceptional walkability! Low Condo Fees,
Pets allowed with approval. Close to shopping,
schools, playground, and all amenities. Book
your viewing today! Check out the Virtual
Tour!.

Built in 2016

Essential Information



MLS® #	A2209556
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,517
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	35, 111 Rainbow Falls Gate
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0Z5

Amenities

Amenities	Park, Snow Removal, Visitor Parking, Playground
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Paved
# of Garages	2
Waterfront	Canal Front

Interior

Interior Features	Closet Organizers, Kitchen Island, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 7th, 2025
Days on Market	29
Zoning	DC(R-3)

Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.