

# \$465,000 - 372 Rainbow Falls Drive, Chestermere

MLS® #A2202004

**\$465,000**

2 Bedroom, 3.00 Bathroom, 1,423 sqft  
Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

372 Rainbow Falls Drive, is a beautifully maintained, two-storey walk-out townhome situated on a quiet street in the desirable Rainbow Falls community. Ideally located directly across from a picturesque waterfall, park and walking path with no obstructed views! This bright and spacious home features 2 bedrooms and 2.5 bathrooms. The main floor boasts an open-concept layout with a large living room accented by sizeable window to admire the park views and natural light! The modern kitchen is equipped with stainless steel appliances, a convenient corner pantry, and a center island, the perfect place for kids to enjoy their after school snack. The main floor is complete with a dining area, rich hardwood floors, 9' ceilings and ample storage with additional closet space. Upstairs, you'll find your generously sized primary bedroom featuring a walk-in closet. Once again, with park views from the large window. Enjoy the convenience of your dedicated office space, second bedroom and 4-piece bathroom. The fully developed walk-out basement adds incredible versatility. It features a spacious family room with a built-in Murphy bed, allowing ease for hosting guests or providing space for an older child. A 3-piece bathroom, expansive laundry room, and plenty of storage complete the lower level. Enjoy outdoor living with a large balcony off the main floor and a spacious patio from the walk-out level. The double detached garage provides secure parking and additional storage. Utilize the



2064sq of developed space this townhouse has to offer! You'll enjoy the professionally maintained yard, year round! Located close to all amenities, including parks, schools and grocery stores. Don't miss this fantastic opportunity to own in Rainbow Falls!

Built in 2009

### **Essential Information**

MLS® #	A2202004
Price	\$465,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,423
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	372 Rainbow Falls Drive
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0L8

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	21
Zoning	R-3

## Listing Details

Listing Office	CIR Realty
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