

# \$449,000 - 217 Rainbow Falls Drive, Chestermere

MLS® #A2206438

**\$449,000**

4 Bedroom, 3.00 Bathroom, 1,440 sqft  
Residential on 0.00 Acres

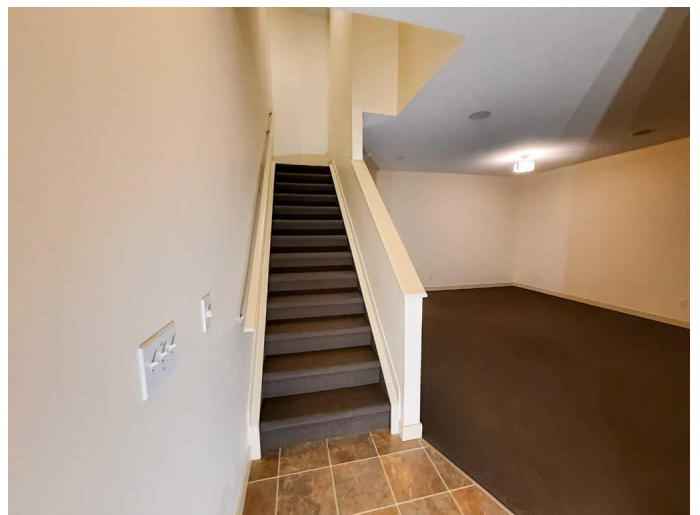
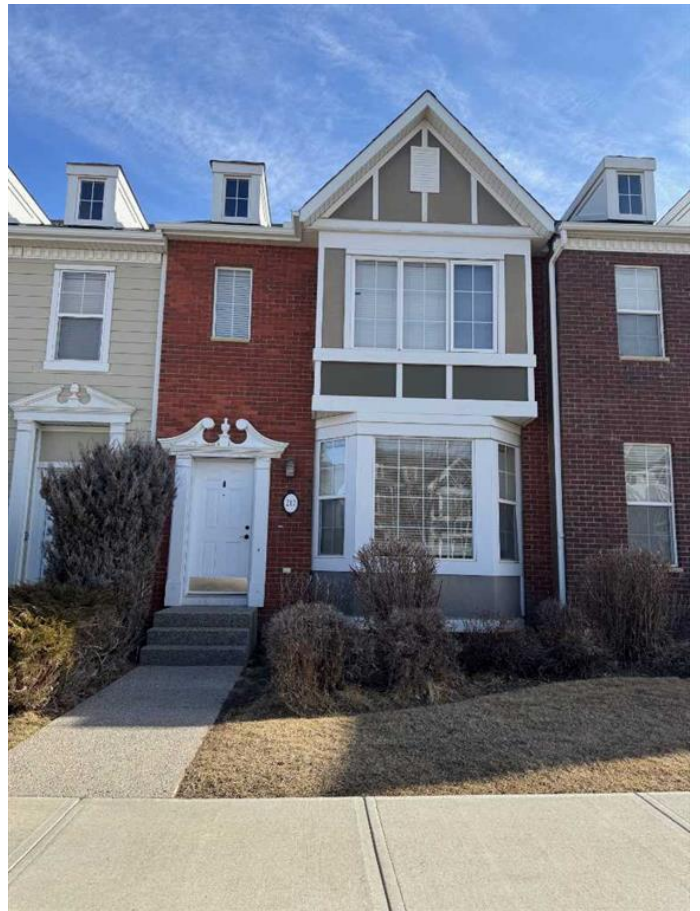
Rainbow Falls, Chestermere, Alberta

Welcome to the Brownstones at Rainbow Falls a place to call home or a great investment opportunity awaits you! Boasting over 2000 square feet of living space, this FULLY developed unit is one of a kind! Upon walking in, you are welcomed into an oversized living room with dining area and 9ft ceilings throughout. Enter into the kitchen and you will see a large island, newer stainless appliances and a corner pantry. Upstairs there are 3 spacious bedrooms, the primary bedroom has a walk in closet. Conveniently located between the bedrooms is a newly renovated 6 pc bathroom for all to share! Cozy on downstairs and there is an additional living room, a 4th bedroom with built in reading nook and a 3 pc bathroom! Located within steps to all your amenities, Schools, grocery, parks and Chestermere Lake! This One of a kind 4 Bedroom unit won't last long, pictures do not show the huge potential this unit has as they were taken prior to Tenant moving in. Book your showing today!

Built in 2006

## Essential Information

MLS® #	A2206438
Price	\$449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,440
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	217 Rainbow Falls Drive
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0A7

### **Amenities**

Amenities	None
Parking Spaces	3
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed March 28th, 2025

Days on Market 14

Zoning R-3

## Listing Details

Listing Office Century 21 Bravo Realty



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