

\$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
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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	6
Zoning	DC(R-3)

Listing Details

Listing Office	Century 21 Masters
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