

# \$425,000 - 66, 111 Rainbow Falls Gate, Chestermere

MLS® #A2211971

**\$425,000**

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          | \$425,000     |
| 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, Stone Counters, Walk-In Closet(s) |
|-------------------|----------------------------------------------------------------------------------------|

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 70               |
| Zoning         | DC(R-3)          |

## Listing Details

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

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