

# \$407,500 - 10, 111 Rainbow Falls Gate, Chestermere

MLS® #A2256469

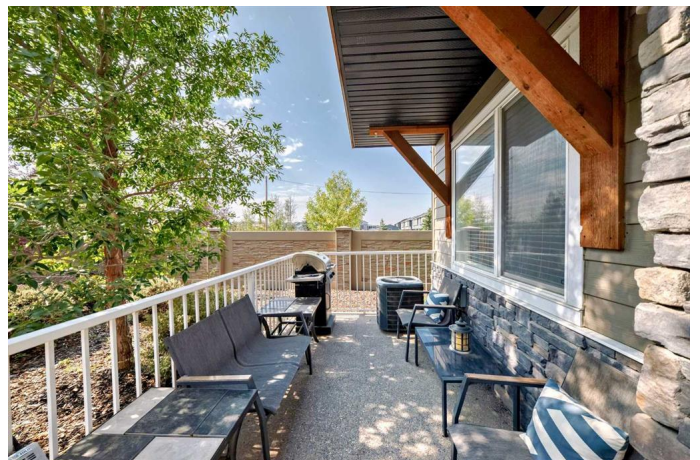
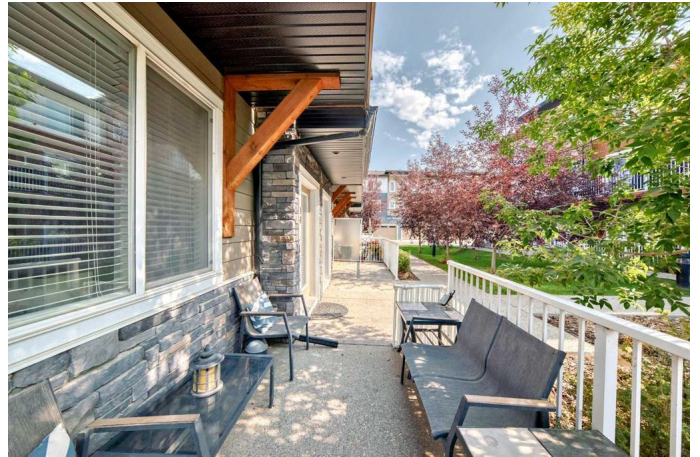
**\$407,500**

3 Bedroom, 3.00 Bathroom, 1,566 sqft  
Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

Discover the perfect blend of modern living and comfort in this immaculate, Truman built, 3-storey end-unit townhome. Nestled in Chestermere's desirable Rainbow Falls community, this home features a heated double attached garage, accessible via a rear paved lane, and a private front patio. The main level offers a spacious foyer, a versatile den with a large window, and a convenient hall closet. Ascend to the main floor, where you'll be captivated by the open-concept layout, featuring low maintenance laminate floors, 9ft ceilings, and an abundance of natural light. The stunning kitchen features stainless appliances, ceiling-high grey cabinetry, quartz countertops, and a large center island with a breakfast bar. The spacious living and dining areas are perfect for entertaining, with a 2pc bath for guests. Step outside from the living room to your private balcony to enjoy the fresh air and neighborhood views. Upstairs, the generously sized primary bedroom offers a walk-in closet and a luxurious 4pc ensuite. Two additional well-proportioned bedrooms and another 4pc bath complete this level, along with the convenience of upper-level laundry. With quick access to parks, playgrounds, schools, and shops, plus the serene canal and Chestermere Lake just moments away, this home delivers a premium lifestyle. Call for a viewing today!

Built in 2016



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2256469      |
| Price          | \$407,500     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,566         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 10, 111 Rainbow Falls Gate |
| Subdivision | Rainbow Falls              |
| City        | Chestermere                |
| County      | Chestermere                |
| Province    | Alberta                    |
| Postal Code | T1X 0Z4                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Closet Organizers, Double Vanity, Quartz Counters                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Central                                                                                              |
| Cooling           | Central Air                                                                                          |
| Basement          | None                                                                                                 |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                         |
| Lot Description   | Back Lane                                         |
| Roof              | Asphalt Shingle                                   |
| Construction      | Composite Siding, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 3                    |
| Zoning         | DCR-3                |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Zolo 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.