

\$282,500 - 249 Rainbow Falls Manor, Chestermere

MLS® #A1212285

\$282,500

3 Bedroom, 3.5 Bathroom, 1,122 sqft
Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

Awesome townhouse condo in the Cascades of Rainbow Falls with street access for added parking and convenience. This main floor open concept plan boasts a front living room with huge windows allowing for plenty of natural light. The kitchen offers stainless steel appliances, a peninsula counter with an eating bar, and a large island all adjacent to the rear dining room. The dining room offers a rear patio door leading out to two assigned parking stalls. Hardwood floors throughout the main. The upper level showcases two bedrooms, good sized bonus room/loft, and two bathrooms. The spacious master bedroom has a large closet and 4-piece ensuite bathrooms. The almost fully finished basement showcases a laundry area, four-piece bathroom, bedroom, and potential family room. The complex has numerous guest parking stalls, and a playground and is conveniently located just minutes from amenities, schools, and Chestermere Lake. This property has a wonderfully quiet location. Great for first-time buyers.

Built in 2011

Essential Information

MLS® #	A1212285
Price	\$282,500
Bedrooms	3
Bathrooms	3.5



Full Baths	3
Half Baths	1
Square Footage	1,122
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active
Condo Fee	375
Condo Fee Includes	Common Area Maintenance, Professional Management, Insurance, Maintenance Grounds, Parking, Reserve Fund Contributions, Snow Removal

Community Information

Address	249 Rainbow Falls Manor
Subdivision	Rainbow Falls
City	Chestermere
Province	Alberta
Postal Code	T1X 0M4

Amenities

Amenities	Parking, Playground, Snow Removal
Parking Spaces	2
Parking	Stall

Interior

Goods Included	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement Development	Finished, Full
Basement Type	Finished, Full
Flooring	Carpet, Ceramic Tile, Hardwood, Linoleum

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Other

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete
Front Exposure	N
Site Influence	Back Yard, Landscaped, Other

Additional Information

Zoning	LR-1
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Room Dimensions

Dining Room	11`8 x 8`1
Kitchen	9`0 x 12`3
Living Room	12`6 x 14`4
Master Bedroom	11`1 x 12`5
Bedroom 2	8`3 x 12`8
Bedroom 3	9`0 x 12`11

Listing Details

Listing Office	POWER PROPERTIES
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