

\$429,900 - 11, 111 Rainbow Falls Gate, Chestermere

MLS® #A2267258

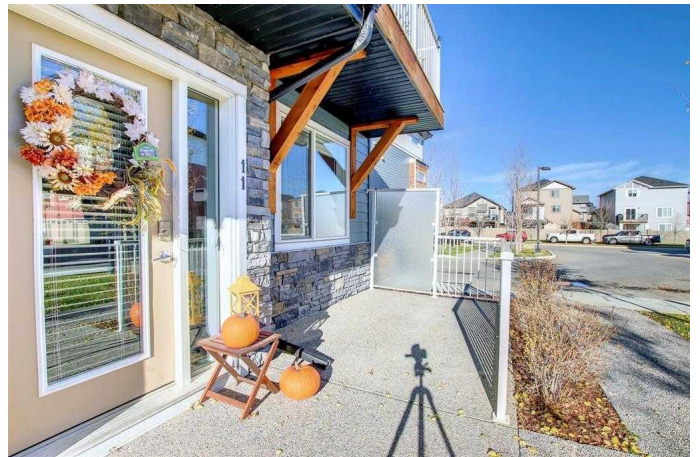
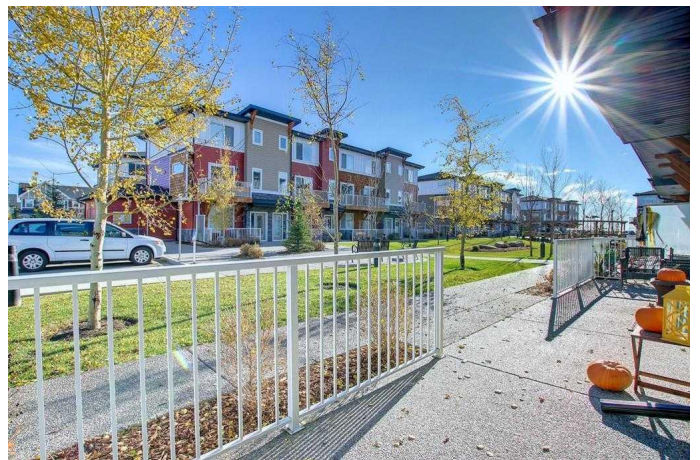
\$429,900

3 Bedroom, 3.00 Bathroom, 1,556 sqft

Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

Modern design meets small-town charm in this beautifully appointed END UNIT townhome in RAINBOW FALLS, offering a bright east-facing exposure that overlooks the complex's central GREEN SPACE. Ideally located beside visitor parking for effortless access, this 3-LEVEL layout blends functionality, comfort, and style for today's busy households. A PRIVATE FOYER welcomes you on the ground level, introducing a front FLEX ROOM ideal for a home office or studio, along with convenient interior access to the INSULATED & DRYWALLED DOUBLE ATTACHED GARAGE. The main living area unfolds with 9-FOOT CEILINGS in a spacious OPEN PLAN anchored by a modern GALLEY KITCHEN featuring STAINLESS STEEL APPLIANCES, FULL-HEIGHT CABINETRY, a PANTRY CLOSET, and a large QUARTZ ISLAND with added storage below. Natural light streams through the generous windows of the DINING ROOM and LIVING ROOM, highlighting the warm tone of the HARDWOOD FLOORS and the custom FLOATING SHELVES that lend a designer touch. Step through sliding doors to a private BALCONY with a GAS BBQ LINE—perfect for morning coffee or relaxed evening entertaining. A discreet powder room completes this level. Upstairs, the top floor hosts a serene primary bedroom with abundant windows, ample closet space, and a 4-PIECE ENSUITE finished with QUARTZ COUNTERS. Two additional bedrooms, a full 4-piece bath, and a convenient LAUNDRY



complete this floor, ensuring practical everyday living. Additional upgrades include a HIGH-EFFICIENCY FURNACE and timeless modern finishes throughout. The FRONT PATIO faces the landscaped green space, creating a welcoming extension of your living area and an easy connection to the community pathways. This outstanding location is within a 9-minute walk of Rainbow Creek Elementary School and a 5-minute drive to CHESTERMERE LAKE—spend your summers swimming, fishing, and boating, and your winters skating or gathering by the fire. All this just 30 minutes from Calgary, combining a low-maintenance lifestyle with a true sense of community in one of Chestermere’s most beloved neighborhoods.

Built in 2016

Essential Information

MLS® #	A2267258
Price	\$429,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,556
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	11, 111 Rainbow Falls Gate
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere

Province	Alberta
Postal Code	T1X 0Z4

Amenities

Amenities	Park, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	BBQ gas line, Courtyard
Lot Description	Back Lane, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Cedar, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	3
Zoning	DC(R3)

Listing Details

Listing Office	eXp Realty
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