\$475,000 - 368 Rainbow Falls Drive, Chestermere

MLS® #A2241731

\$475,000

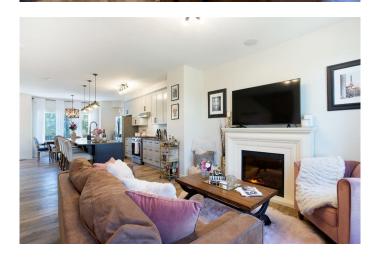
2 Bedroom, 4.00 Bathroom, 1,376 sqft Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

***OPEN HOUSE JULY 26 3PM TO 5PM *** Welcome to 368 Rainbow Falls Drive, a fully developed walkout townhome with coveted lake access, perfectly situated directly across from Rainbow Falls Park in the highly desirable Brownstones community. This extensively upgraded 2 bedroom, 4 bathroom home offers over 1,800 square feet of thoughtfully designed living space spread over three levels. The main floor showcases an open-concept layout that seamlessly blends comfort and functionality, with a spacious living room flowing into the dining area and a chef-inspired kitchen featuring a large island with generous storage, granite countertops, new stainless steel appliances, elegant diagonal maple hardwood flooring, and 9-foot ceilings. Oversized windows fill the space with natural light throughout the day. Step out from the kitchen onto a west-facing deck, ideal for enjoying morning coffee, year-round BBQs with the gas hookup, and beautiful mountain views and sunsets, all while enjoying added privacy from mature trees. A convenient 2-piece powder room is tucked just off the landing to the lower level. Upstairs, the dual primary suite layout offers flexibility and privacy, with the main suite featuring a luxurious 4-piece ensuite with a soaker tub, walk-in shower, and a spacious walk-in closet, while the second suite includes its own 4-piece ensuite. The fully finished walkout basement provides a large, versatile rec room perfect for relaxing, a home office, or a gym, and also







includes a 3-piece bathroom, laundry room, and access to the private lower patio and double detached garage. Recent upgrades include a new washer, dryer, and hot water tank. Additional features include central air conditioning, central vacuum, built-in surround sound with volume control, and ample street parking at both the front and rear. The location offers convenient access to scenic pathways, waterfalls, local parks, schools, and amenities, with quick connections to Highways 1, 2, and Stoney Trail. Residents also enjoy the lifestyle benefits of Lake Chestermereâ€"a 750-acre lake fed by the Bow Riverâ€"perfect for swimming, boating, fishing, and skating throughout the year. This quiet, well-managed complex is known for its welcoming community, beautifully maintained grounds, and low condo fees. Built by award-winning Lionsworthe Homes, this townhome offers quality, comfort, and convenienceâ€"schedule your showing today.

Built in 2010

Essential Information

MLS® # A2241731 Price \$475,000

Bedrooms 2
Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,376
Acres 0.00
Year Built 2010

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 368 Rainbow Falls Drive

Subdivision Rainbow Falls
City Chestermere
County Chestermere

Province Alberta
Postal Code T1X 0L8

Amenities

Amenities Other

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Central Vacuum, Closet Organizers, Granite Counters, High Ceilings,

Open Floorplan, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air
Cooling Central Air

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Other

Lot Description Back Lane, Landscaped, Lawn

Roof Asphalt Shingle

Construction Brick, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 22nd, 2025

Days on Market 5

Zoning R-3

Listing Details

Listing Office CIR Realty

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