

\$434,900 - 209 Rainbow Falls Drive, Chestermere

MLS® #A2245750

\$434,900

3 Bedroom, 3.00 Bathroom, 1,432 sqft

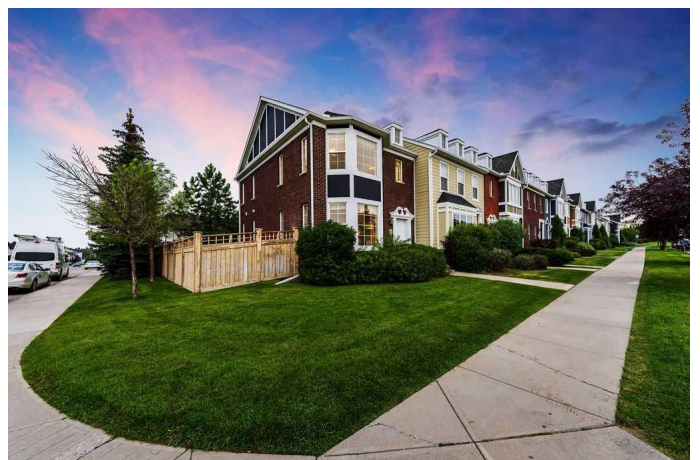
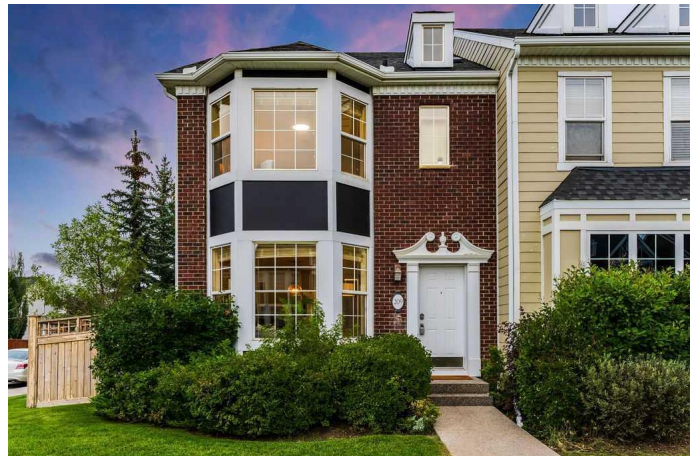
Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

Picture-perfect end unit in Rainbow Falls! This beautifully updated townhome is the total package! Freshly painted with brand new flooring built for both beauty and performance, stylish finishes throughout, top-of-the-line new appliances, and a double detached garage. Located in one of Chestermere's most sought-after, family-friendly communities, this home engages the senses with its lush landscaping, tranquil waterfall-lined pathways, and peaceful surroundings. Just steps to schools, parks, shopping, public beaches, golf, and more! Everything you need is right outside your door.

The spacious layout features 3 bedrooms, including a large primary retreat with private ensuite. The fully fenced yard is your private oasis, beautifully maintained with fruit trees, offering plenty of space for pets, kids, and outdoor enjoyment. The undeveloped basement presents a fantastic opportunity to build equity and unlock even more potential! Whether you're dreaming of a home gym, rec room, guest suite or office. This picturesque neighbourhood offers the perfect sense of community, making it a natural fit for families, professionals, or downsizers alike. Only 23 minutes to downtown Calgary and 25 minutes to YYC Airport.

Living in Chestermere means you get the best of both worlds, small-town charm with big-city convenience. Enjoy access to Chestermere Lake, sandy beaches, vibrant community events, and endless recreation opportunities



like boating, paddleboarding, golf, and biking. With highly-rated schools, a growing list of local businesses and amenities, and a welcoming community spirit, Chestermere is the perfect place to plant roots and live life to the fullest.

Built in 2006

Essential Information

MLS® #	A2245750
Price	\$434,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	209 Rainbow Falls Drive
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0B1

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vinyl Windows, Wired for Sound
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Landscaped, Lawn, Street Lighting, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	3
Zoning	R-3

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.