

# \$440,000 - 357 Rainbow Falls Drive, Chestermere

MLS® #A2220082

## \$440,000

2 Bedroom, 3.00 Bathroom, 1,295 sqft  
Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

Discover this stunning corner townhouse nestled in the heart of Chestermere’s sought-after Rainbow Falls community. This beautifully designed two-storey home features a bright walkout basement and two spacious upstairs bedrooms, each with its own private ensuite—perfect for a young couple, first-time buyer, or anyone looking to live and rent with a friend. Soaring ceilings and an abundance of natural light create a warm, inviting atmosphere throughout. Enjoy entertaining in a semi-private backyard, ideal for gatherings with friends and family. Plus, with the convenience of condominium living, exterior maintenance is taken care of, so you can spend more time enjoying your home and less time on upkeep.

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2220082    |
| Price          | \$440,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,295       |
| Acres          | 0.00        |
| Year Built     | 2008        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | Townhouse     |
| Status   | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 357 Rainbow Falls Drive |
| Subdivision | Rainbow Falls           |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X0L1                  |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished, Walk-Out  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Corner Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Zoning         | R-3            |
| HOA Fees       | 443            |
| HOA Fees Freq. | MON            |

**Listing Details**

Listing Office                      Century 21 Masters

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