

# \$465,000 - 368 Rainbow Falls Drive, Chestermere

MLS® #A2241731

**\$465,000**

2 Bedroom, 4.00 Bathroom, 1,376 sqft

Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

\*\*\*OPEN HOUSE AUGUST 9 FROM 11AM TO 1PM\*\*\* 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 Chestermere—a 750-acre lake fed by the Bow River—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 convenience—schedule your showing today.

Built in 2010

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2241731      |
| Price          | \$465,000     |
| 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 | 18              |
| Zoning         | R-3             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR 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.