153 Rainbow Falls Manor W

Chestermere | Active | MLS® A2337231

$349,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2009**	**1,228.17 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

This end-unit townhouse in Rainbow Falls offers the kind of layout that makes everyday living easy-with 1,228 sq. ft. above grade, three bedrooms, 2.5 bathrooms and a full unfinished basement ready for whatever comes next. Immediate Possession Available!!!
The main floor is bright, open and inviting, with hardwood flooring, large windows and a seamless flow between the living, dining and kitchen areas. The kitchen features quartz countertops, a generous island, ample cabinetry and a functional layout that keeps you connected to the rest of the home. The dining area overlooks the backyard, while the living room offers plenty of room to relax or entertain. Upstairs, the spacious primary bedroom features its own ensuite, while two additional bedrooms and a full bathroom provide plenty of flexibility for family, guests or a home office. The unfinished basement adds valuable storage and future development potential, with laundry already in place plus a brand new hot water tank. Outside, enjoy your own private yard and the added privacy of an end-unit location. Central air conditioning keeps things comfortable through the summer. Parking is convenient with two parking stalls at the rear with direct access to the back door and additional street parking at the front. Located in the desirable Rainbow Falls community, you're close to Lake Chestermere, parks, schools, shopping, walking paths and the amenities of Chestermere-all while enjoying the space and feel of a traditional home without the upkeep of a detached property. Comfortable. Practical. Private. And ready for its next chapter.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337231
Bedrooms	3
Bathrooms	3
Year Built	2009
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse

Total Living Area:	1,228.17 sq. ft.
Main Level Finished Area:	613.26 sq. ft.
Upper Level Finished Area:	614.91 sq. ft.
Below Grade Finished Area:	548.18 sq. ft.
Condo Fee:	$420.89
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2009 (Age: 17)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1010477
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Concrete, Vinyl Siding, Wood Frame
Structure Type:	Five Plus

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Additional Parking, Alley Access, Assigned, Off Street, On Street, Side By Side, Stall
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
Condo Name:	Cascades of Rainbow Falls
Community:	Rainbow Falls
Amenities:	Snow Removal, Trash
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 16'11" × 8' ·
Main Floor	Kitchen · 12'6" × 11'10" ·
Main Floor	Living Room · 14'8" × 12'6" ·
2nd Floor	Bedroom - Primary · 14'4" × 11'2" ·
2nd Floor	Bedroom · 12'5" × 8'4" ·
2nd Floor	Bedroom - Primary · 14'4" × 8'4" ·
Basement	Storage · 30'1" × 16'6" ·

Title to Land:	Fee Simple
Community Features:	Golf, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Vinyl Windows
Exterior Features:	Playground, Private Yard
Patio And Porch Features:	None
Lot Features:	Front Yard, Lawn
Num. of Parcels:	0
Fencing:	Partial
Region:	Chestermere
Zoning:	R-3
Listed Date:	Aug 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/153-rainbow-falls-manor-w-chestermere-a2337231/

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