

# \$423,000 - 165 Rainbow Falls Manor, Chestermere

MLS® #A2232338

**\$423,000**

2 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

Welcome to this PET-FRIENDLY 2-bedroom, 2.5-bathroom townhome located in the heart of the vibrant Rainbow Falls community in Chestermere. FRESHLY PAINTED and thoughtfully UPDATED, this home is MOVE-IN ready and offers a warm, inviting atmosphere ideal for today's lifestyle.

As you enter, you're greeted by an open-concept kitchen and living area—an ideal layout for hosting family and friends. The FULLY REMODELED kitchen serves as a stylish focal point, featuring sleek quartz countertops, a coordinating quartz backsplash, BRAND NEW stainless steel appliances, and ample counter space to make meal preparation effortless. A recently updated 2-piece bathroom on the main floor includes a FLOATING VANITY and quartz countertops, adding a modern touch.

Upstairs, the spacious family room provides a comfortable retreat—perfect for relaxing with a good movie or catching up on your favorite shows. The primary bedroom is filled with natural light from a large window and includes a 4-piece ensuite along with a generous closet to accommodate your storage needs. A second well-sized bedroom and an additional 4-piece bathroom complete the upper level, offering comfort and convenience for family members or guests.

The FULLY DEVELOPED BASEMENT adds



valuable living space, featuring a large entertainment room with a custom wine cellar. Itâ€™s also roughed in for a 2-piece bathroom and includes an infrared sauna, offering unique additions for relaxation and enjoyment.

This complex is ideal for pet owners, with no restrictions on dog size. Located in sought-after Rainbow Falls, the home is surrounded by scenic walking and biking paths, Chestermere Lake, and dog parks. Nearby schools, shopping, and dining options make this property an excellent fit for growing families or anyone seeking a vibrant, community-focused lifestyle.

Donâ€™t miss the chance to make this well-appointed townhome your ownâ€”schedule your private showing today.

Built in 2010

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2232338      |
| Price          | \$423,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,224         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 165 Rainbow Falls Manor |
| Subdivision | Rainbow Falls           |

|             |             |
|-------------|-------------|
| City        | Chestermere |
| County      | Chestermere |
| Province    | Alberta     |
| Postal Code | T1X 0M3     |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                             |
| Parking        | Stall                                         |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Sauna                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                |
| Cooling           | Central Air                                                                                               |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full                                                                                            |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | None                                     |
| Lot Description   | Front Yard, Garden, No Neighbours Behind |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding                             |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 13              |
| Zoning         | R-3             |

### Listing Details

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

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