

# \$399,900 - 144 Cascades Pass, Chestermere

MLS® #A2231863

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,207 sqft

Residential on 0.03 Acres

Rainbow Falls, Chestermere, Alberta

Welcome to this beautifully updated 2-storey townhome nestled in the tranquil and highly desirable community of Rainbow Falls. Perfectly situated in a quiet area, this home backs onto peaceful green space with a walking path—ideal for morning strolls or unwinding in the evening. Renovated just three years ago, the home features updated flooring, fully refreshed bathroom fixtures, and a modernized kitchen complete with stainless steel appliances and a brand-new fridge still under warranty. The main bathroom has been entirely redone, and the home showcases custom built-in closets crafted by California Closets, along with updated light fixtures throughout. Additional thoughtful touches include new storm doors installed in 2024 and new front closet doors. The main floor boasts an inviting open-concept layout with a spacious living room and central kitchen island, finished in warm, neutral tones that provide a welcoming, versatile backdrop. The lower level is drywalled and ready for your creative vision—whether you’re looking to add a cozy family room, home office, or extra bedroom. Located close to shopping, schools, parks, golf courses, Chestermere Lake, and only a short commute to downtown Calgary, this home offers the perfect combination of comfort, convenience, and community. Don’t miss your opportunity to call Rainbow Falls home.

Built in 2023



## Essential Information

MLS® #	A2231863
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,207
Acres	0.03
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	144 Cascades Pass
Subdivision	Rainbow Falls
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0K8

## Amenities

Amenities	Other
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 24th, 2025
Zoning	R-3

**Listing Details**

Listing Office	CIR Realty
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