

**109 indigo Lane**  
**Chestermere, Alberta**

**MLS # A2220286**



**\$410,000**

<b>Division:</b>	Rainbow Falls		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 358
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks		

**Inclusions:** Central Air Conditioner\*\* See Agent Remarks/Disclosure

Welcome to one of the largest units in this sought-after complex &mdash; a beautifully updated 3-bedroom, 2.5-bathroom townhouse offering 1464 sq ft of living space. Freshly renovated, this home features new flooring, fresh paint, upgraded lighting, sink, and stainless steel appliances, making it move-in ready. The spacious main floor features an open concept layout with a large, open kitchen complete with a generous island &mdash; perfect for meal prep, entertaining, or casual dining. A beautiful stone feature wall and gas fireplace add warmth and charm, creating the ideal space for cozy evenings. Stay cool with central A/C, and take advantage of the 470 sq ft double tandem garage for ample parking and storage. Upstairs, the primary bedroom includes double closets and a spa-inspired ensuite with double sinks, a soaker tub, and a custom double walk-in tiled shower with a built-in bench. Two additional bedrooms and a full bath complete the upper level. Perfectly situated just steps from Chestermere's popular Bike Park and within walking distance to both public and Catholic elementary schools, this pet-friendly complex offers unbeatable convenience. You'll also enjoy walking distance to a grocery store, lake access, proximity to the golf course, and the charm of small-town living with urban amenities close at hand &mdash; including restaurants, shops, and East Hills Costco, just a short drive away. Don't miss your opportunity to own this exceptional home in one of Chestermere's most desirable locations!