



GRASSROOTS

REALTY GROUP

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**240187 Rainbow Road
Chestermere, Alberta**

MLS # A2280800



\$2,700,000

Division: Rainbow Falls

Lot Size: 1.81 Acres

Lot Feat: -

By Town: Chestermere

LLD: 3-24-28-W4

Zoning: R-4

Water: Public

Sewer: -

Utilities: -

This property represents a rare opportunity to capitalize on the shift toward luxury condominium living. With limited supply of new, high quality developments in the area, a well-designed project here has the potential to stand out as a signature address and achieve premium absorption rates. 1.) Prestigious Location– Ideally situated in a sought-after neighbourhood with convenient access to major routes, shopping, dining, recreation, and transit. 2.) Strong Market Demand– Increasing appetite for high end, lock-and-leave lifestyles makes this site ideal for boutique condos that attract professionals, downsizers, and investors. 3.) Design Potential– Spacious site allows for an architecturally striking build with underground parking, luxury amenities, and premium finishes to command top market value. 4.) Lifestyle Appeal– Close to green spaces, walking paths, and community amenities, this is the perfect setting for exclusive urban-style residences without sacrificing tranquility. Note: The owners are licensed associates in the province of Alberta and hold a personal ownership interest in the subject property.