



GRASSROOTS

REALTY GROUP

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124 LAVENDER Way
Chestermere, Alberta

MLS # A2313202



\$689,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,180 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, No Back Lane, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed, Children Play house

New Price June 22nd!! Welcome to 124 Lavender Way, a warm and inviting 4-bedroom home in the family friendly area of Rainbow Falls! Set on a quiet street with a park at the front and a sunny SE-facing backyard, this property is perfect for everyday family life! From the moment you step inside, the home feels bright, open, and comfortable, with hardwood flooring through the main level, a front office for working from home, and a practical layout that balances connection and separation beautifully. The main living area is filled with natural light, featuring a vaulted ceiling, large windows, and a cozy fireplace that anchors the room. The kitchen sits at the heart of the home with rich wood cabinetry, a large central island with seating, stainless steel appliances, generous counter space, and a corner pantry. The open connection between the kitchen, dining area, and living room makes it easy to cook, gather, host, and keep an eye on the kids, while the dining area opens directly onto the backyard deck. Everyday function is well thought out, with a main floor 2-piece bathroom, a spacious laundry/mudroom area, excellent storage, and an attached double garage. Practical touches like two hot water tanks add extra comfort for a busy household. Upstairs, the layout works especially well for families. The spacious primary bedroom offers plenty of room to unwind, along with a walk-in closet and a bright en-suite featuring a soaker tub, separate shower, and private water closet. Two additional upstairs bedrooms each offer their own walk-in closet and share a smart Jack-and-Jill style bathroom, giving each room its own sink while sharing the tub and toilet area. The finished lower level adds even more flexibility, with a large recreation space that works beautifully as a playroom, movie area, games room, teen hangout, or fitness space. A fourth bedroom and 3-piece bathroom with

stand-alone shower make the basement ideal for guests, older kids, or extended family. Outside, the Sunny South East facing backyard is a wonderful extension of the home, with a sunny deck, lower sitting area, fenced yard, play structure, lawn space, and room to enjoy warm evenings outdoors with the added bonus of Central Air Conditioning! Located in the established Rainbow Falls community of Chestermere, close to parks, pathways, schools, shopping, and local amenities, this is the kind of home that simply makes sense for family living. Click on the link to view the Virtual Tour!