



**124 Lavender Link
Chestermere, Alberta**

MLS # A2317229



\$369,900

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|------------------|--|---------------|-------------------|
| Division: | Rainbow Falls | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,485 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Heated Garage, Insulated, Tandem | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Low Maintenance Landscape, Many Trees | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 355 |
| Basement: | Partial | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | R-3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage | | |

Inclusions: N/A

END UNIT | HEATED DOUBLE ATTACHED TANDEM GARAGE | EXTRA WINDOWS | HUGE ISLAND KITCHEN | UPPER LAUNDRY | 2 BEDROOMS PLUS A DEN | WALK TO SCHOOL | MINUTES TO THE LAKE! An end-unit setting, extra windows and a heated tandem garage come together in this thoughtfully designed townhome within Rainbow Falls. Attractive curb appeal welcomes you home while a heated double attached tandem garage adds everyday comfort. Flexible entry options allow access through the front door on the main level or through the garage level foyer, where additional storage helps keep seasonal items organized. Hardwood flooring carries through the kitchen and dining areas, while carpeting in the living room adds warmth and comfort underfoot. Gather with family and friends in the relaxing living room where extra windows draw in abundant natural light and create an airy atmosphere. Anchoring the open-concept layout, the thoughtfully designed kitchen showcases stainless steel appliances, extensive cabinetry and a massive island with breakfast bar seating that encourages casual conversation and effortless meal preparation. Just beyond, the dining area benefits from corner windows and connects directly to the balcony, making summer barbecues and morning coffee part of your daily routine. A convenient powder room completes the level. Upstairs, the primary retreat enjoys additional corner windows, dual closets and a private 4-piece ensuite for a true owner's escape. Across the hall, a second bedroom accommodates family members, guests or roommates with ease. Another full 4-piece bathroom supports the upper level, while the open den supplies valuable flexibility for a home office, study area, reading nook or play space. Laundry facilities are thoughtfully positioned on the same floor as the bedrooms, reducing trips up and

down stairs. Centrally located within the charming community of Rainbow Falls, this home places everyday amenities within easy reach. Children can walk to Rainbow Creek Elementary School in approximately 4 minutes, simplifying busy morning routines. Weekend adventures await just 5 minutes away at Chestermere Lake, where residents enjoy swimming, waterskiing, fishing, skating and lakeside gatherings throughout the year. Shopping, dining, entertainment and major retailers including Costco, Walmart, and Cineplex are conveniently available at East Hills Shopping Centre, only a 10-minute drive away. Combining functional living spaces, an end-unit setting and an exceptional location, this home delivers a lifestyle that balances comfort, convenience and connection to the outdoors.