



GRASSROOTS
REALTY GROUP

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199 LAVENDER Way
Chestermere, Alberta

MLS # A2336539



\$775,000

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,269 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Alarm, Hot Tub, Shed		

Pride of ownership is evident throughout this beautifully maintained home, complete with a fully developed walkout basement and an incredible setting in Rainbow Falls. Tucked along a quiet street, the property backs directly onto the canal, walking path and green space, creating a beautiful backdrop to enjoy year-round. With a playground just across the street, schools nearby, a spacious floor plan and a stunning landscaped backyard, this home offers an ideal combination of space, location and family-friendly living. Step inside and you're welcomed by impressive vaulted ceilings and an abundance of windows, filling the home with natural light and creating a bright, open atmosphere. A dedicated front office provides the perfect space for working from home, while the main living areas take full advantage of the beautiful views out back. The recently renovated (2024) modern chef's kitchen offers an abundance of cabinetry, quartz countertops, stainless steel appliances, a walk-through pantry, and a centre island with breakfast bar seating. The adjoining dining area opens directly onto a private balcony overlooking the backyard, canal, and green space - a wonderful spot to enjoy the peaceful surroundings. The living room is warm and inviting, with soaring ceilings and large windows showcasing the view. Upstairs, you'll find a spacious bonus room and three bedrooms, including the generous primary retreat with plenty of room to unwind. The 5-piece ensuite features dual sinks, a soaker tub, separate shower and private water closet, while a walk-in closet completes the space. The fully developed walkout lower level adds even more room to enjoy, featuring a fourth bedroom, massive recreation room, cozy fireplace and convenient wet bar - an ideal setup for movie nights, entertaining guests or simply giving everyone a little extra space. Outside, the

beautifully landscaped backyard is truly an extension of the home. Generous in size and surrounded by beautiful views, yet importantly offering a ton of privacy, there is plenty of space to entertain family and friends or simply relax outdoors and take in the canal and green space beyond. For those who love getting outside, the 5.5 km Rainbow Falls Loop walking paths are just steps away, offering a beautiful route through the community. Located in the established Rainbow Falls community of Chestermere, close to schools, parks, pathways, shopping and local amenities, this home combines an exceptional location with space, functionality and a setting that is hard to beat. This is the kind of home that simply makes sense for family living.