



GRASSROOTS
REALTY GROUP

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128 LAVENDER Way
Chestermere, Alberta

MLS # A2250494



\$799,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,460 sq.ft.	Age:	2006 (19 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wired for Sound

Inclusions: TV Bracket, Basement Fridge

128 LAVENDER WAY! SIX BEDROOMS!! CORNER LOT!! This is the luxurious property you have been waiting to come on the market! Quick possession possible! Over 3300 sq ft of living space!! Located in Rainbow Falls, this EXECUTIVE STYLE home has been fully upgraded and must be seen to be fully appreciated!! Move in ready and fully finished from top to bottom, including Central Air Conditioning! There is a main floor den, ideal for those working from home! The CHEF'S DREAM KITCHEN has been beautifully upgraded with a large island, gleaming QUARTZ countertops, stylish backsplash, and top of the line STAINLESS STEEL appliances, including a wine fridge, built in oven, and built in microwave. A convenient BUTLER'S pantry adds extra storage and prep space, while the open layout leaves plenty of room for your dining table! The large living room is bright and open, providing ample space to arrange your furniture! Natural light fills the room during the day, while the cozy gas fireplace sets the ideal atmosphere for relaxing evenings in the winter! A two piece powder room and convenient laundry complete the main level! The upper level boasts four spacious bedrooms, offering comfort and privacy for the entire family. A large bonus room adds additional living space, perfect for cozy family movie nights. The upper level main bath is designed for convenience, featuring dual sinks that make busy mornings a breeze. The spacious primary bedroom is a true retreat, complete with a luxurious five piece ensuite. Enjoy the convenience of dual sinks, an oversized shower, and a relaxing jetted tub, perfect for unwinding at the end of the day! The lower level is fully developed with a rec room, upgraded four piece bath and two bedrooms! Step outside and enjoy the spacious two tiered deck, perfect for summer gatherings and outdoor dining. A gas

line is roughed in for your BBQ, making it easy to create the ultimate backyard entertaining space! Many recent upgrades; newer roof shingles, furnace, hot water tank, carpets, lighting, kitchen cabinetry, window coverings, bathroom vanities, washer and dryer (the washing machine has a second 'mini' washer) And did we mention, two fireplaces and engineered hardwood on most of the main floor@ Don't miss out on this stunning home! Schedule your appointment!