



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**141 Lavender Link
Chestermere, Alberta**

MLS # A2279679



\$749,900

Division:	Rainbow Falls		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,975 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage roof rack		

Perfectly situated in a family-friendly location, this beautifully updated home offers the ideal balance of walkability, lifestyle, & thoughtful design. Just steps from Our Lady of Wisdom School and Rainbow Creek Elementary, with nearby commercial amenities close at hand, residents will also enjoy easy access to a nearby bike park & scenic canal pathways. Quick access to Lakeside Golf Greens, Chestermere Lake, & Chestermere Lake Middle School further enhances the appeal of this exceptional location. The main floor welcomes you with fresh vinyl plank flooring, neutral paint tones, & the comfort of central air conditioning. Natural light flows through vinyl windows, while the layout has been carefully curated for both function & style. Direct access from the double attached garage leads into a well-designed mudroom & laundry area finished with hex tile flooring, added cabinetry & raw wood and metal shelving that adds character & warmth. A chic two-piece bathroom completes this level, featuring a counter-height standalone vanity & designer wallpaper. The lifestyle room invites relaxation with a gas fireplace framed by a tiled surround, creating a cozy focal point for everyday living. The heart of the home is the stunning kitchen, designed & renovated by Bjornson Design. White and grey cabinetry with soft-close mechanics, dovetail inlays, extended-height uppers, & a tiled backsplash set a timeless tone, while thoughtful details such as a garbage pull-out, built-in wine rack, beverage fridge, floating shelves, & premium built-in appliances elevate both form & function. The adjoining dining area is highlighted by a vaulted ceiling and opens through a garden door onto the deck, overlooking the massive backyard & creating a seamless indoor-outdoor connection. Upstairs, vinyl plank flooring continues through a well-planned split-bedroom design. A front bonus

room with a vaulted ceiling provides flexible space for a family room, office, or play area. Two additional bedrooms are privately positioned toward the back & side of the home, while the main four-piece bathroom offers a storage vanity, tub surround, & added tile accents. The primary bedroom is a peaceful retreat with backyard views, generous space for a king-size bed, & a walk-in closet. The renovated ensuite showcases a spa-inspired design with a water closet, soaker tub with tiled skirting, counter-height storage vanity in classic white cabinetry with Scandinavian-style countertop, an upper vessel sink, & a full-size stand-up shower accented with tile. The developed walkout basement, expands the living space with 9-foot ceilings, plush carpeting, & a large fourth bedroom. A three-piece bathroom with a storage vanity & corner shower adds convenience, while the recreation room features a second garden door that walks out to a lower concrete patio. Outside, the fully fenced walkout yard is fenced & framed by mature trees, garden beds & includes a corner storage shed for your convenience