



**GRASSROOTS**  
REALTY GROUP

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**240187 Rainbow Road  
Chestermere, Alberta**

**MLS # A2280800**



**\$2,700,000**

**Division:** Rainbow Falls

**Lot Size:** 1.81 Acres

**Lot Feat:** -

**By Town:** Chestermere

**LLD:** 3-24-28-W4

**Zoning:** R-4

**Water:** Public

**Sewer:** -

**Utilities:** -

This property represents a rare opportunity to capitalize on the shift toward luxury condominium living. With limited supply of new, high quality developments in the area, a well-designed project here has the potential to stand out as a signature address and achieve premium absorption rates. 1.) Prestigious Location&ndash; Ideally situated in a sought-after neighbourhood with convenient access to major routes, shopping, dining, recreation, and transit. 2.) Strong Market Demand&ndash; Increasing appetite for high end, lock-and-leave lifestyles makes this site ideal for boutique condos that attract professionals, downsizers, and investors. 3.) Design Potential&ndash; Spacious site allows for an architecturally striking build with underground parking, luxury amenities, and premium finishes to command top market value. 4.) Lifestyle Appeal&ndash; Close to green spaces, walking paths, and community amenities, this is the perfect setting for exclusive urban-style residences without sacrificing tranquility. Note: The owners are licensed associates in the province of Alberta and hold a personal ownership interest in the subject property.