

**141 Lavender Link  
Chestermere, Alberta**

**MLS # A2279679**

# \$749,900



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

|                    |                         |                   |     |
|--------------------|-------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding     | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -   |

**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