

# \$405,000 - 132 Lavendar Link, Chestermere

MLS® #A2259899

**\$405,000**

2 Bedroom, 3.00 Bathroom, 1,430 sqft

Residential on 0.00 Acres

Rainbow Falls, Chestermere, Alberta

Do you dream of living in a modern townhouse, with HEATED double car garage, be just blocks to schools, shopping, even a bike park, with luxurious new carpet and a great kitchen AND still be able to afford it? This is your NEW HOME. The heart of home, the kitchen, has an immense central island, ideal for your family to gather around. Upgraded appliances (space saving microwave hoodfan combo, easy to clean glass top stove, and french style fridge with TWO ice makers). Rich dark cabinetry, glass tile backsplash, and oodles of cabinets will ensure you relish your time here. The party can flow towards the front, into the living room, or toward the rear, all adorned with REAL maple hardwood floors, and onto the small balcony. The balcony hosts the CENTRAL AIR CONDITIONER, ensuring you keep cool and comfortable. Upstairs you'll find a den that could be converted into a THIRD bedroom, should the need arise, to join the existing 2 other bedrooms. One being the master retreat, complete with his / her closets, and a 5 piece decadent ensuite with large soaker tub, seperate shower, and dual sinks. The upstairs laundry is a godsend, no more carrying up/down. All of the carpet is NEW (August 2025). Central vac to help with easy cleaning. Likely the MOST convenient location in Chestermere. Kids walk 500 feet to an elementary school. Circle K, gas, several restaurants, and pharmacy are 300 feet away. An amazing bike park is 500 feet away. Larger



shopping at No-Frills is 1/2 a kilometer;  
ultimate shopping is under 4 miles to East Hills  
(Walmart, Costco + more). Picturesque  
Rainbow Falls is a short walk, where you can  
then stroll along the pathway system for  
MILES that connect all of west Chestermere.  
The condo lifestyle enables you to ENJOY  
your life, rather than be a slave to yardwork  
and shoveling snow. Tons of upgrades, great  
location, AIR CONDITIONING. Where else  
can you get affordable luxury like this. Call  
today for your viewing.

Built in 2008

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2259899      |
| Price          | \$405,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,430         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 132 Lavendar Link |
| Subdivision | Rainbow Falls     |
| City        | Chestermere       |
| County      | Chestermere       |
| Province    | Alberta           |
| Postal Code | T1X 0E6           |

### **Amenities**

|           |                 |
|-----------|-----------------|
| Amenities | Visitor Parking |
|-----------|-----------------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Vinyl Windows                                                                          |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Oven |
| Heating           | Forced Air, High Efficiency                                                                                                            |
| Cooling           | Central Air                                                                                                                            |
| Basement          | None                                                                                                                                   |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony                                    |
| Lot Description   | Other                                      |
| Roof              | Asphalt Shingle                            |
| Construction      | Brick, Composite Siding, Mixed, Wood Frame |
| Foundation        | Poured Concrete                            |

## Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 25th, 2025 |
| Zoning      | R-3                  |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | MaxWell Experts Plus Realty |
|----------------|-----------------------------|

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