

# \$799,900 - 128 Lavender Way, Chestermere

MLS® #A2250494

**\$799,900**

6 Bedroom, 4.00 Bathroom, 2,460 sqft  
Residential on 0.15 Acres

Rainbow Falls, Chestermere, Alberta

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 and is complete with a gas fireplace. 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!

Built in 2006

### **Essential Information**

MLS® #	A2250494
Price	\$799,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,460
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	128 Lavender Way
Subdivision	Rainbow Falls

City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0B2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior 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
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Irregular Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 27th, 2025
Days on Market	1
Zoning	R-1

### Listing Details

Listing Office	Stonemere Real Estate Solutions
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.