

\$425,000 - 132 Lavendar Link, Chestermere

MLS® #A2251795

\$425,000

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® #	A2251795
Price	\$425,000
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	High Efficiency, Forced Air
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	August 27th, 2025
Days on Market	3
Zoning	R-3

Listing Details

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

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