



THE A-TEAM

RE/MAX FIRST

137 LAVENDER Link, Chestermere T1X 0E6

MLS@#: A2137316 Area: Rainbow Falls Listing Date: 06/07/24 List Price: \$799,900
Status: Active County: Chestermere Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
City/Town: Chestermere
Year Built: 2006
Finished Floor Area: 2,433
Lot Sz Ar: 5,257 sqft
Ttl Sqft: 2,433

DOM

21
Layout
Beds: 5 (3 2)
Baths: 3.5 (3 1)
Style: 2 Storey

Access:
Lot Feat: Back Yard, Landscaped
Park Feat: Double Garage Attached

Parking
Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: None
Construction: Wood Frame
Flooring: Carpet, Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Int Feat: Pantry, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Den, etc. with their respective levels and dimensions.

Bedroom	Second	10`10" x 9`11"	Walk-In Closet	Second	4`10" x 3`11"
4pc Bathroom	Second	8`5" x 4`11"	Game Room	Lower	18`1" x 15`10"
Bedroom	Lower	14`0" x 12`5"	Bedroom	Lower	14`3" x 12`1"
4pc Bathroom	Lower	9`5" x 6`0"	Furnace/Utility Room	Lower	14`0" x 7`10"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0610631**

Zoning:
R1

Remarks

Pub Rmks: **Welcome to your Perfect Family Home Located in the Beautiful Community of Rainbow Falls in Chestermere. This Beautiful 2-Storey Home boasts over 3400 sq ft of "Total" Developed Living Space with a "Total" of 5 Spacious Bedrooms and 3.5 Bathrooms, offering Ample Space for Comfortable Living. As you step inside, you'll be greeted by an Open-Concept Layout that Seamlessly Flows from Room to Room, Ideal for Entertaining Guests or Simply Relaxing with Family. The Expansive Kitchen, Features Beautiful Maple Cabinets, a Walk-Thru Pantry, and Plenty of Counter Space for Meal Preparation. Adjacent to the Kitchen is a Large Living Room with a Gas Fireplace along with a Separate Main Floor Office/Den, providing a Quiet Space for Work or Study. Upstairs, you'll find a Massive Bonus Room Complete with a Pool Table, perfect for Hosting Game Nights or Movie Marathons with Loved Ones. With 2 Furnaces and 2 Central Air Units this Home Ensures Year-Round Comfort for your Large Extended Family. The Fully Developed Walkout Basement adds even More Living Space and includes a Private Screened-In Area with a 7-Person Hot Tub, where you can Unwind after a long day and enjoy the Peace & Relaxation. The Deck off the Main Floor Offers the Perfect Spot to Savor your Morning Coffee or Enjoy Grilling with the Gas Line ready to connect to your BBQ. Whether you are Seeking Space or Comfort, this Home has it All. Don't miss the Opportunity to Make it Yours! 137 Lavender Link Chestermere**

Inclusions: **Hot Tub, Pool Table , Bonus Room Hutch**
 Property Listed By: **Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













