



THE
A-TEAM

**RE/MAX
FIRST**

513 CLEARWATER Heath, Chestermere T1X 1H0

MLS®#: **A2165707**

Area:

Listing **09/17/24**

List Price: **\$599,900**

Status: **Active**

County: **Chestermere**

Date:
Change: **-\$20k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,295 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,830**
Low Sqft:
Ttl Sqft: **1,830**

DOM

65
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **See Remarks**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`1" x 17`2"
Dining Room	Main	11`2" x 13`7"
Bedroom - Primary	Upper	13`5" x 12`9"
Bedroom	Upper	10`9" x 10`4"
4pc Bathroom	Upper	0`0" x 0`0"
Laundry	Upper	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	14`6" x 15`7"
2pc Bathroom	Main	0`0" x 0`0"
Bonus Room	Upper	12`10" x 12`2"
Bedroom	Upper	9`7" x 10`9"
5pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **see remarks**
 Legal Desc: **2410621**

Remarks

Pub Rmks: **Home awaits in one of Chestermere's newest communities, Clearwater Park! The perfect blend of small town charm with modern amenities. Full access to the community clubhouse with an indoor swimming pool, school sites with playfields, skating rinks, tennis courts, and numerous walking paths! This amazing new home, 'The Douglas, ' from Akash Homes offers over 1800 SQFT of living space and features a large living area, spacious eat-in kitchen, quartz counters, and chrome faucets throughout! Upstairs, you'll enjoy added space with a large bonus room and 3 well-appointed bedrooms, including a primary suite designed with two in mind! **PLEASE NOTE: PICTURES ARE OF SIMILAR HOMES; ACTUAL HOMES, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.**

Inclusions: **\$5000 Brick Credit**
 Property Listed By: **Century 21 All Stars Realty Ltd.**

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





