



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3555 CHESTERMERE Boulevard, Chestermere T1X 0B3**

MLS® #: **A2166837**

Area:

Listing **09/19/24**

List Price: **\$549,900**

Status: **Active**

County: **Chestermere**

Date:  
Change: **-\$10k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

Finished Floor Area

City/Town:

**Chestermere**

Abv Sqft:

**1,476**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,476**

Lot Information

Lot Sz Ar:

**2,747 sqft**

Lot Shape:

DOM

**62**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

**See Remarks**

Lot Feat:

**Double Garage Detached**

Park Feat:

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
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 12`5"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`0" x 13`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`7" x 12`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 11`6"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`9" x 11`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>10`3" x 11`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>Laundry</b>	<b>Upper</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2410621**

Zoning:  
**R3**

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 gorgeous unit offers an open-concept floor plan where you'll enjoy a spacious eat-in kitchen that's open to the dining and living rooms. Upstairs, you'll find 3 large bedrooms including a primary suite with its own ensuite. \*PLEASE NOTE\* NOT BUILT! PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES; HOME IS UNDER CONSTRUCTION**

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**



