



THE
A-TEAM

**RE/MAX
FIRST**

3587 CHESTERMERE Boulevard, Chestermere T1X 0B3

MLS® #: **A2183688**

Area:

Listing **12/16/24**

List Price: **\$539,900**

Status: **Active**

County: **Chestermere**

Date:

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Chestermere

Abv Sqft:

1,471

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,471

Lot Information

Lot Sz Ar:

2,747 sqft

Lot Shape:

DOM

37

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
Kitchen	Main	12`2" x 12`0"
Family Room	Main	13`11" x 12`7"
Bedroom - Primary	Upper	13`1" x 11`2"
Bedroom	Upper	10`0" x 9`4"
4pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	12`4" x 11`0"
2pc Bathroom	Main	
Bedroom	Upper	11`0" x 9`5"
4pc Bathroom	Upper	
Laundry	Upper	

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



