



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**509 CLEARWATER Heath, Chestermere T1X 1H0**

MLS® #: **A2185274**

Area:

Listing **01/03/25**

List Price: **\$609,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,832**

Low Sqft:

Ttl Sqft: **1,832**

Lot Information

Lot Sz Ar: **3,262 sqft**

Lot Shape:

DOM

**18**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **0**

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
Dining Room	Main	14`0" x 13`0"
Dining Room	Main	9`5" x 9`10"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	9`0" x 10`1"
Bonus Room	Upper	12`1" x 13`1"
4pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	10`11" x 15`11"
Den	Main	7`9" x 9`5"
Bedroom - Primary	Upper	13`7" x 12`9"
Bedroom	Upper	9`10" x 9`10"
4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-2**  
 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 Drake' offers approx. 1779 SQFT of living space and features a semi-traditional floor plan with a large living area, spacious eat-in kitchen and a den just off the kitchen. Upstairs you'll enjoy added space with a large bonus room, 3 well-appointed bedrooms including a primary suite designed with two in mind! \*\*PLEASE NOTE\*\* PICTURES ARE OF SHOW HOME/RENDERINGS; ACTUAL HOME, 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**





