



THE
A-TEAM

**RE/MAX
FIRST**

23 CLEARWATER Lane, Chestermere T1X3A4

MLS®#: **A2187256**

Area:

Listing **01/13/25**

List Price: **\$743,858**

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: **2,174**

Low Sqft:

Ttl Sqft: **2,174**

Lot Information

Lot Sz Ar: **4,359 sqft**

Lot Shape:

DOM

9

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Soaking Tub,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|----------------------|--------------------------|--------------|-----------------------|
| 4pc Bathroom | Main | | 5pc Ensuite bath | Upper | |
| 4pc Bathroom | Upper | 0`0" x 0`0" | Great Room | Main | 13`0" x 14`0" |
| Nook | Main | 12`2" x 10`0" | Bedroom - Primary | Upper | 13`10" x 12`6" |
| Bonus Room | Upper | 11`0" x 17`0" | Bedroom | Upper | 9`6" x 10`6" |
| Bedroom | Upper | 9`6" x 10`6" | Bedroom | Main | 10`10" x 9`0" |

