

23 CLEARWATER Lane, Chestermere T1X3A4

A2187256 01/13/25 List Price: **\$743,858** MLS®#: Area: Listing

Status: Active County: Chestermere None Association: Fort McMurray Change:

Date:



General Information

Prop Type: Residential Sub Type: Detached

City/Town: Year Built: 2024

Lot Information Lot Sz Ar: Lot Shape:

Chestermere Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 4,359 sqft 2,174

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

2,174

Ttl Park: 4 Garage Sz: 2

4 (4)

3.0 (3 0)

2 Storey

Access:

Back Yard Lot Feat:

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas Heating:

Sewer:

Ext Feat: None

Stone, Vinyl Siding, Wood Frame

Flooring:

Fnd/Bsmt:

Carpet, Tile, Vinyl Water Source:

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>Koom</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"

Legal/Tax/Financial

Title: Fee Simple Legal Desc:	Zoning: R1 TBD		
	Remarks		
Pub Rmks: Inclusions: Property Listed By:	Welcome to this beautifully upgraded home, thoughtfully designed with comfort and convenience in mind. The main floor boasts a versatile bedroom and a full bath, perfect for guests or multigenerational living. The kitchen is a chef's delight, featuring stainless steel appliances, including a French door fridge, chimney hood fan, built-in microwave, and dishwasher. Sleek cabinets extend to the ceiling, providing ample storage and a polished look, while stunning quartz countertops add a touch of elegance throughout the home. The open-concept living area is highlighted by an electric fireplace, creating a warm and inviting atmosphere. The stylish staircase railing adds a modern touch, leading to the upper level where the master bedroom ensuite offers a spa-like retreat with double vanity sinks and soaker tub. Additional highlights include knockdown ceilings, a side entrance to the basement for potential future development potential, & a gas line for both the BBQ and range. Photos are representative. N/A Bode		

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