



23 CLEARWATER Lane, Chestermere T1X3A4

MLS® #: **A2187256** Area: Listing **01/13/25** List Price: **\$743,858**
 Status: **Active** County: **Chestermere** Date: Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,174**
Lot Information Low Sqft:
 Lot Sz Ar: **4,359 sqft** Ttl Sqft: **2,174**
 Lot Shape:

DOM

40
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** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Tile, Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** 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

Room	Level	Dimensions	Room	Level	Dimensions
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: Zoning:

Fee Simple

R1

Legal Desc:

TBD

Remarks

Pub Rmks:

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.

Inclusions:

N/A

Property Listed By:

Bode

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