



THE A-TEAM

RE/MAX FIRST

3551 CHESTERMERE Boulevard, Chestermere T1X 0B3

MLS® #: A2206030

Area: NONE

Listing Date: 03/27/25

List Price: \$539,900

Status: Active

County: Chestermere

Change: -\$10k, 31-Mar

Association: Fort McMurray



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Chestermere

Abv Sqft:

1,489

Year Built:

2025

Low Sqft:

Ttl Sqft:

1,489

Lot Information

Lot Sz Ar:

2,747 sqft

Lot Shape:

DOM

9

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey, Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

See Remarks

Double Garage Detached

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	41`10" x 40`9"
Family Room	Main	45`11" x 44`0"
Bedroom - Primary	Upper	44`7" x 39`4"
Bedroom	Upper	32`0" x 37`9"
3pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	41`10" x 37`6"
2pc Bathroom	Main	
Bedroom	Upper	33`8" x 37`9"
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, sports 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: **\$7500 Credit to the Brick**
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



