

**3543 Chestermere Boulevard**  
**Chestermere, Alberta**

**MLS # A2198290**

**\$539,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** \$7500 CREDIT to THE BRICK

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 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**