



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**537 Clearwater Heath
Chestermere, Alberta**

MLS # A2223923



\$569,900

Division:	Chestermere		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,830 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: \$5000 Brick Credit

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 amazing new home, 'The Drake' offers approx. 1832 SQFT of living space and features a semi-traditional floor plan with a large living area, spacious eat-in kitchen and a den just off the kitchen. Upstairs you'll enjoy added space with a large bonus room, 3 well-appointed bedrooms including a primary suite designed with two in mind! ****PLEASE NOTE**** PICTURES ARE OF SHOW HOME/RENDERINGS; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE**