



GRASSROOTS
REALTY GROUP

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3598 Chestermere Boulevard
Chestermere, Alberta

MLS # A2266234



\$499,900

Division:	East Chestermere		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,412 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Sump Pump(s)		
Inclusions:	Full Landscaping, Fully fenced yard		

Take advantage of one of the last opportunities in Phase 2 in Clearwater Park of Chestermere's premier attached living! The Alloy 20 by Calbridge Homes is a freehold, street-facing, turnkey ready Town Home centrally located in the Hub of one of the newest, most desirable communities east of Chestermere. These homes come equipped with an upgraded appliance package, full-sized stacked washer and dryer, wrought iron railing and an electric fireplace on the main level, window coverings, fully landscaped front and back yards, fencing, and a double detached garage. Only steps away from Clearwater Park's resident-exclusive community center, and over 100,000sqft of retail, these move-in ready homes are perfect for all lifestyles, and they have no condo fees – ever!