



**3575 Chestermere Boulevard
Chestermere, Alberta**

MLS # A2270952



\$589,900

Division: East Chestermere

Type: Residential/Duplex

Style: 2 Storey, Attached-Side by Side

Size: 1,500 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 3 **Baths:** 3

Garage: Parking Pad

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: Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: n/a

Move-in ready with lots of upgrades! The Lucca by Cardel Homes offers 1,499 sq ft of upgraded living space in the desirable Clearwater Park community of Chestermere. This 3-bed, 2.5-bath home features 9' main and basement ceilings, an electric fireplace, LVP flooring throughout the main floor and loft, and tile flooring in all bathrooms. The custom kitchen includes soft-close cabinetry, dovetail drawers, black stainless Samsung appliances, upgraded backsplash, quartz countertops, matte black hardware, and a Blanco granite sink. A side entrance provides future flexibility, while the upper floor includes a central loft, laundry, and a spacious primary bedroom with dual sinks. Additional highlights include upgraded railing, enhanced tile package, pot lighting, air conditioning, front and rear landscaping, a 12' x 11' exposed concrete patio, a rear gas line, and 30-year shingles. Located in Clearwater Park with easy access to Calgary, amenities, and parks. Photos are representative.