



GRASSROOTS
REALTY GROUP

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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.