



GRASSROOTS
REALTY GROUP

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3586 Chestermere Boulevard
Chestermere, Alberta

MLS # A2274476



\$499,900

Division:	East Chestermere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,422 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Discover one of the remaining opportunities in Phase 2 in Clearwater Park, one of Chestermere's newest communities. The Alloy 20 by Calbridge Homes is a freehold, street-facing townhome centrally located within the community hub. This home includes an upgraded appliance package, full-sized stacked washer and dryer, wrought-iron railing, electric fireplace on the main level, window coverings, landscaped front and rear yards, fencing, and a double detached garage. Located near Clearwater Park's resident-exclusive community centre and approximately 100,000 sq. ft. of nearby retail, these homes offer convenient access to amenities. Freehold ownership means no condo fees.