



**GRASSROOTS**  
REALTY GROUP

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**14 Clearwater Lane  
Chestermere, Alberta**

**MLS # A2291368**



**\$635,500**

<b>Division:</b>	East Chestermere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Cement Fiber Board, Composite Siding, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** n/a

Cardel Homes is excited to offer the Moda 1 model in premium community of Clearwater Park. Another example of Cardel's consistent brand value of better design and quality that uniquely stands out in the marketplace. This front garage home is designed for those looking for a home in a fantastic Chestermere location. What makes the Moda1 opportunity unique is its well-connected location, high quality product specifications, premium kitchen and bathroom designs, professional curated interior materials, spacious floorplan design, double attached garage, enhanced architectural style, Cardel Super Seal Attic System and front yard landscaping. Priced right for under \$640k. Enjoy premium amenities at the Clearwater Park Clubhouse. Photos are representative.