



GRASSROOTS
REALTY GROUP

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**264 Clearview Court
Chestermere, Alberta**

MLS # A2292900



\$559,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,664 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot, See Remarks		

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:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: \$5000 Builder Appliance Credit to the Brick

Home awaits in one of Chestermere's newest communities, Clearwater Park! The perfect blend of small town charm with modern amenities. Full access to the community clubhouse with an indoor swimming pool, school sites with playfields, skating rinks, sports courts, and numerous walking paths! This exquisite 'Deacon' single-family home blends comfort and contemporary style. Spanning approximately 1664 SQFT, the thoughtfully planned layout offers open-concept living with abundant natural light, flowing French-imported laminate flooring and an open-concept flow where the kitchen, dining, and living areas connect seamlessly. Upstairs, a cozy bonus room and 3 spacious bedrooms provide personal retreats for the whole family, while the primary suite features a relaxing ensuite bathroom. PLUS A SEPARATE SIDE ENTRANCE & RECEIVE A \$5,000 BRICK CREDIT TOWARD APPLIANCES! PLEASE NOTE: PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.