



**709 Clearview Green
Chestermere, Alberta**

MLS # A2293012



\$509,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,545 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Irregular 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, Walk-In Closet(s)		

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! The "Soho-D" a beautifully designed duplex offering over 1545 sq. ft. of open-concept living, perfect for today's growing families. Step inside to find 9-ft ceilings, quartz countertops, and sleek chrome finishes that balance style with everyday comfort. The thoughtfully planned layout includes a spacious main floor ideal for entertaining and a convenient upstairs laundry room with a full sink to make daily routines effortless. With 3 bedrooms and 2.5 bathrooms, everyone has room to unwind. The oversized single attached garage provides extra storage and parking space for busy households. Plus - enjoy a \$5,000 BRICK CREDIT to help furnish your dream home exactly how you want it and a SEPARATE SIDE ENTRANCE! **PLEASE NOTE: PICTURES ARE OF SIMILAR HOMES; ACTUAL HOMES, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.