



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

18 Clearwater Lane
Chestermere, Alberta

MLS # A2324308



\$699,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,176 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating: Forced Air

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: -

Exterior: Vinyl Siding

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Inclusions: NA

Welcome to 18 Clearwater Lane, a stunning home in the sought-after community of Chestermere offering 2,175 sq ft of thoughtfully designed living space across two floors. From the moment you arrive, you're greeted by an elegant double door entrance that sets the tone for the rest of the home. The open-concept main floor features a spacious living and dining area, a chef-inspired kitchen with built-in appliances, and a main floor bedroom complete with its own 3-piece bath — ideal for guests, in-laws, or multi-generational living. Upstairs, you'll find a generous primary suite with a walk-in closet and 5-piece ensuite, two additional spacious bedrooms both exceeding 12' x 10', a family room, and a convenient laundry room. Set on a spacious lot with a large backyard, this home is perfect for families who love to entertain. Living in Clearwater means enjoying an exclusive community clubhouse with an indoor pool, outdoor skating rink, and sports court, plus scenic walking paths, parks, and green spaces throughout the neighbourhood. East Hills Shopping Centre — home to Costco, Walmart, and a Cineplex Theatre — is just 10 minutes away, and Chestermere Lake offers year-round activities including boating, swimming, skating, and more. All of this just 20 minutes from downtown Calgary. Don't miss your chance to call Clearwater home!