



GRASSROOTS
REALTY GROUP

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**32 Clearview Gardens
Chestermere, Alberta**

MLS # A2345274



\$729,767

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,418 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Builders Appliance Package		

Rare Bungalow | Pie-Shaped Lot | Directly Across from Expansive Green Space | 4 Bedrooms | 3 Full Baths | Main Floor Bedroom & Full Bath | Chef's Kitchen | Built-In Wall Oven & Cooktop | 10Ft Main Floor Ceilings | Vaulted Ceiling | Quartz Countertops Throughout | 5-Piece Kitchen Appliances | Chimney Hood Fan | Built-In Microwave | Fireplace | Oversized Windows & Patio Door | Extra Large Primary Bedroom | 4-Piece Ensuite | Double Vanity | Ceiling-Height Tiled Shower | Main Floor Laundry | Huge Pantry | Fully Developed Basement | 2 Basement Bedrooms | Wet Bar Rough-In | Smart Home Package | 14' x 10' Finished Rear Deck | BBQ Gas Line | Oversized Driveway | Exceptional Location. Discover the charm of this beautifully appointed & rare bungalow, ideally situated on a highly sought-after pie-shaped lot directly across from expansive green space. An oversized driveway provides ample room for multiple vehicles while adding exceptional curb appeal. Step inside to a thoughtfully designed main floor featuring 10Ft ceilings, a vaulted ceiling & an abundance of natural light through oversized windows & patio doors. The chef's kitchen is the heart of the home, complete with quartz countertops, a 5-piece appliance package, built-in wall oven, cooktop, chimney hood fan, built-in microwave & huge pantry. The open-concept living area is enhanced by a 50" Dimplex Prism Series fireplace, creating a warm & inviting space for everyday living or entertaining. The spacious primary bedroom offers an extra-large walk-in closet with convenient access to the main floor laundry room, while the 4-piece ensuite features double vanity sinks & a standing shower with tile extending to the ceiling. A second main floor bedroom & full bathroom with standing shower provide excellent flexibility for guests, family or a home office. The fully developed basement

expands your living space with 2 additional bedrooms, a full bathroom & wet bar rough-in, providing plenty of room for family, guests or entertaining. Outside, enjoy the finished 14' x 10' rear deck with railings, a gas line for the BBQ & the exceptional space offered by the pie-shaped lot. Additional features include a Smart Home Package & quartz countertops throughout. Just a short walk from Chestermere's impressive 18,000-square-foot community centre, featuring the city's only indoor swimming pool, full-size basketball court & state-of-the-art fitness facility, this rare bungalow combines thoughtful design, exceptional space & an unbeatable location. Hurry & book your showing today!