



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**221 Clearview Court
Chestermere, Alberta**

MLS # A2348762



\$829,800

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,536 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Interior Lot, No Back Lane, Rectangular Lot, Street Lighting, Subd		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC(R-3)
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Builders Appliance Package		

****Brand New Home | February 2027 Completion | Built by Genesis Builders Group | Mateo Model | 2,536 SqFt | 5 Bedrooms | 4 Bathrooms | Main Level Bedroom | Main Level 3pc Bath with Walk-in Shower | Chef's Kitchen | Centre Island with Barstool Seating | Spice Kitchen | Quartz Countertops | Stainless Steel Builders Appliance Package | Open Floor Plan | Recessed LED Lighting | Large Windows | Electric Fireplace | Plush Carpet Flooring Upstairs | Family Room with Tray Ceilings | Deep Walk-In Closets | Primary Ensuite with Soaking Tub & Double Vanity | Upper Level Laundry | Separate Entry to Basement | Unfinished Basement | 9Ft Foundation | Front Double Attached Garage.**** Welcome to the Mateo by Genesis Builders Group, a beautifully designed 2-storey home offering 2,536 SqFt of thoughtfully planned living space with modern finishes and exceptional functionality for today's families. The main level features an open floor plan filled with natural light from large windows throughout, recessed LED lighting and a spacious living room centred around a stylish electric fireplace. The chef's kitchen is beautifully appointed with quartz countertops, a centre island with barstool seating, stainless steel builders appliance package and ample cabinetry. Beyond, discover a Spice kitchen, equipped with ample storage and a convenient island, perfect for culinary creations. The dining area seamlessly connects to the main living spaces creating a welcoming atmosphere for gatherings. The main level bedroom and 3pc bathroom with walk-in shower is great for multi-generational living or overnight guests. Upstairs, plush carpet flooring adds warmth throughout the bedroom level where you'll find 4 spacious bedrooms including 2 primary bedrooms! The first primary retreat is grandiose and features a deep walk-in closet and a luxurious ensuite featuring a soaking tub,

double vanity and separate shower. The 2nd primary bedroom has a walk-in closet and private 3pc ensuite bath. The additional bedrooms are generously sized and serviced by a full bathroom, while the central family room with vaulted ceilings creates the perfect secondary living space for relaxing or entertaining. An upper-level laundry room adds everyday convenience. The unfinished basement features a separate entry and 9ft foundation, providing incredible potential for future development tailored to your needs. Completing the home is a front double attached garage offering secure parking and additional storage. An exceptional opportunity to own a brand-new Genesis Builders Group home showcasing quality craftsmanship, functional design and timeless finishes throughout. Genesis Builders Group follows the First-Time Home Buyer GST/HST Rebate to eliminate the 5% GST on qualifying new homes (up to \$1 million) for qualifying first time home buyers. Hurry and book your showing today!