



GRASSROOTS
REALTY GROUP

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**264 Clearview Court
Chestermere, Alberta**

MLS # A2349535

\$519,900



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

THE DEACON BY AKASH HOMES OFFERS 1,664 SQ FT OF THOUGHTFULLY DESIGNED LIVING SPACE, 3 BEDROOMS, 2.5 BATHROOMS, A BONUS ROOM & SEPARATE SIDE ENTRANCE! The bright, open-concept main floor is designed for everyday living and entertaining, featuring 9' ceilings, quartz countertops, French-imported laminate flooring, and seamless flow between the kitchen, dining and living areas. Upstairs, a versatile bonus room adds extra space for the family, alongside 3 spacious bedrooms, convenient laundry and a comfortable primary retreat with walk-in closet and private ensuite. PLUS, RECEIVE A \$5,000 BRICK CREDIT TOWARD APPLIANCES! Located in Clearwater Park, one of Chestermere's newest communities, offering small-town charm with convenient amenities, pathways, parks, sports courts, skating rinks, future school sites and access to the community clubhouse with an indoor pool. PLEASE NOTE: PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES & FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.