



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**709 Clearview Green  
Chestermere, Alberta**

**MLS # A2349540**



**\$509,900**

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

|                    |                                                                                                            |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                                     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                   | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete                                                                                            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s) |                   |     |

**Inclusions:** \$5000 BUILDER APPLIANCE CREDIT

THE SOHO-D BY AKASH HOMES OFFERS OVER 1,545 SQ FT OF THOUGHTFULLY DESIGNED LIVING SPACE, 3 BEDROOMS, 2.5 BATHROOMS, AN OVERSIZED SINGLE ATTACHED GARAGE & SEPARATE SIDE ENTRANCE! The bright, open-concept main floor is designed for everyday living and entertaining, featuring 9' ceilings, quartz countertops and sleek chrome finishes throughout. Upstairs, you'll find 3 spacious bedrooms, including a comfortable primary retreat with private ensuite, plus the convenience of an upper-floor laundry room complete with sink. The oversized single attached garage provides additional parking and storage space. PLUS, RECEIVE A \$5,000 BRICK CREDIT TOWARD APPLIANCES! Located in Clearwater Park, one of Chestermere's newest communities, offering small-town charm with pathways, parks, sports courts, skating rinks, school sites and access to the community clubhouse with an indoor pool. PLEASE NOTE: PICTURES ARE OF SIMILAR HOMES; ACTUAL HOME, PLANS, FIXTURES & FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.