



GRASSROOTS
REALTY GROUP

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**713 Clearview Green
Chestermere, Alberta**

MLS # A2349554



\$489,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,608 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

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, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: \$5000 BUILDER APPLIANCE CREDIT

THE KINGSTON-D BY AKASH HOMES OFFERS OVER 1,600 SQ FT OF THOUGHTFULLY DESIGNED LIVING SPACE, 3 BEDROOMS, 2.5 BATHROOMS, A DOUBLE DETACHED GARAGE & SEPARATE SIDE ENTRANCE! The bright, open-concept main floor is designed for comfortable everyday living and entertaining, featuring 9' ceilings, quartz countertops and modern chrome finishes throughout. Upstairs, you'll find 3 spacious bedrooms, including a comfortable primary retreat with private ensuite, plus convenient upper-floor laundry. A rear double detached garage provides plenty of parking and additional storage. 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 SHOW HOME; ACTUAL HOME, PLANS, FIXTURES & FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.