



GRASSROOTS
REALTY GROUP

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**268 Clearview Court
Chestermere, Alberta**

MLS # A2352661

\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Irregular 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:	DC (R-3)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: \$5000 BUILDER APPLIANCE CREDIT

2,036 SQ FT | 4 BEDROOMS | MAIN FLOOR BEDROOM & FULL BATH | SEPARATE SIDE ENTRANCE | \$5,000 BRICK CREDIT | BUILT BY AKASH HOMES! Welcome to the Dalton by Akash Homes in the vibrant community of Clearwater Park, Chestermere! This thoughtfully designed home offers a bright, open-concept main floor featuring 9' ceilings, a spacious kitchen with large island, pantry, quartz countertops, and seamless flow into the dining area and great room with fireplace. A MAIN FLOOR BEDROOM & FULL BATH provide exceptional flexibility for guests, multigenerational living, or a home office. Upstairs, discover 3 generously sized bedrooms, including a spacious primary retreat with walk-in closet and private ensuite, a central bonus room, and convenient upper-floor laundry. Enjoy modern finishes, functional living spaces, and a SEPARATE SIDE ENTRANCE offering future development potential. PLUS A \$5,000 APPLIANCE CREDIT TO THE BRICK! Located in Clearwater Park, enjoy a growing community with convenient access to parks, pathways, shopping, and everyday amenities. PICTURES ARE ARTIST CONCEPT; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.