

**3586 Chestermere Boulevard  
Chestermere, Alberta**

**MLS # A2274476**



# \$499,900

<b>Division:</b>	East Chestermere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,422 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Landscaped		

<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>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** N/A

Discover one of the remaining opportunities in Phase 2 in Clearwater Park, one of Chestermere's newest communities. The Alloy 20 by Calbridge Homes is a freehold, street-facing townhome centrally located within the community hub. This home includes an upgraded appliance package, full-sized stacked washer and dryer, wrought-iron railing, electric fireplace on the main level, window coverings, landscaped front and rear yards, fencing, and a double detached garage. Located near Clearwater Park's resident-exclusive community centre and approximately 100,000 sq. ft. of nearby retail, these homes offer convenient access to amenities. Freehold ownership means no condo fees.