

**709 Clearview Green  
Chestermere, Alberta**

**MLS # A2293012**



**\$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 to the Brick

Home awaits in one of Chestermere's newest communities, Clearwater Park! The perfect blend of small town charm with modern amenities. Full access to the community clubhouse with an indoor swimming pool, school sites with playfields, skating rinks, sports courts, and numerous walking paths! The "Soho-D" a beautifully designed duplex offering over 1545 sq. ft. of open-concept living, perfect for today's growing families. Step inside to find 9-ft ceilings, quartz countertops, and sleek chrome finishes that balance style with everyday comfort. The thoughtfully planned layout includes a spacious main floor ideal for entertaining and a convenient upstairs laundry room with a full sink to make daily routines effortless. With 3 bedrooms and 2.5 bathrooms, everyone has room to unwind. The oversized single attached garage provides extra storage and parking space for busy households. Plus - enjoy a \$5,000 BRICK CREDIT to help furnish your dream home exactly how you want it and a SEPARATE SIDE ENTRANCE! \*\*PLEASE NOTE: PICTURES ARE OF SIMILAR HOMES; ACTUAL HOMES, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.