

**709 Clearview Green
 Chestermere, Alberta**

MLS # A2349540



\$509,900

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

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, 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.