

# \$519,900 - 3495 Chestermere Boulevard, Chestermere

MLS® #A2241797

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,490 sqft

Residential on 0.06 Acres

East Chestermere, Chestermere, Alberta

Discover the Eton, a move-in ready home in Chestermere with 1,490 sq ft of stylish living space. This craftsman-style home features Hardie board siding, black-framed windows, and an open-concept layout with luxury vinyl plank flooring. The rear-facing kitchen connects seamlessly to the backyard and includes Satin White cabinetry with black accents, quartz countertops, Samsung stainless steel appliances, a chimney hood fan, a large island, and a picture window above the granite sink. A functional back entry and walk-in pantry add convenience, while the front-facing great room is bright and inviting. Upstairs, the rear primary bedroom includes a dual-sink ensuite, complemented by upper-floor laundry and two additional bedrooms. Situated in Clearwater Park, one of Chestermere's newest master-planned communities. Photos are representative.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241797  |
| Price          | \$519,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,490     |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3495 Chestermere Boulevard |
| Subdivision | East Chestermere           |
| City        | Chestermere                |
| County      | Chestermere                |
| Province    | Alberta                    |
| Postal Code | T1X3A8                     |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Full                                                                           |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Back Lane                                    |
| Roof              | Asphalt Shingle                              |
| Construction      | Cement Fiber Board, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 105             |
| Zoning         | TBD             |

|                |     |
|----------------|-----|
| HOA Fees       | 600 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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