

# \$499,900 - 3598 Chestermere Boulevard, Chestermere

MLS® #A2266234

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,412 sqft

Residential on 0.06 Acres

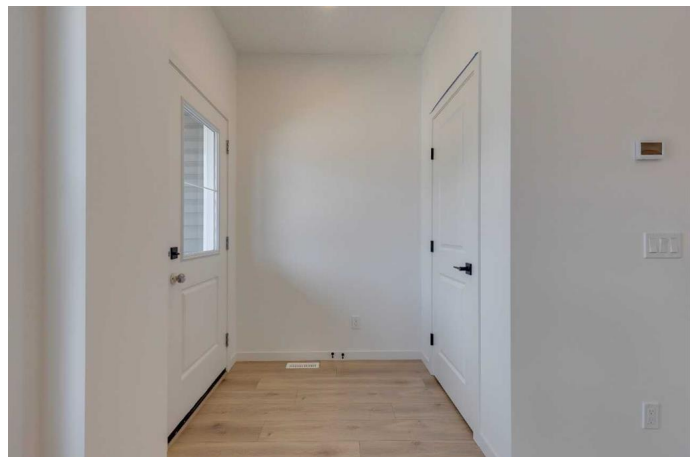
East Chestermere, Chestermere, Alberta

Take advantage of one of the last opportunities in Phase 2 in Clearwater Park of Chestermere's premier attached living! The Alloy 20 by Calbridge Homes is a freehold, street-facing, turnkey ready Town Home centrally located in the Hub of one of the newest, most desirable communities east of Chestermere. These homes come equipped with an upgraded appliance package, full-sized stacked washer and dryer, wrought iron railing and an electric fireplace on the main level, window coverings, fully landscaped front and back yards, fencing, and a double detached garage. Only steps away from Clearwater Park's resident-exclusive community center, and over 100,000sqft of retail, these move-in ready homes are perfect for all lifestyles, and they have no condo fees "ever"!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2266234  |
| Price          | \$499,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,412     |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Residential            |
| Sub-Type   | Row/Townhouse          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 3598 Chestermere Boulevard |
| Subdivision | East Chestermere           |
| City        | Chestermere                |
| County      | Chestermere                |
| Province    | Alberta                    |
| Postal Code | T1X3A6                     |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Sump Pump(s)                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Electric                                                                                      |
| Has Basement      | Yes                                                                                           |
| Basement          | Full                                                                                          |

### **Exterior**

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 3                  |
| Zoning         | TBD                |
| HOA Fees       | 600                |
| HOA Fees Freq. | ANN                |

**Listing Details**

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



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