

# \$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, Microwave, Range Hood, Refrigerator, Washer, Electric Range |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished                                                               |

### 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 | 83              |
| Zoning         | TBD             |

HOA Fees 600  
HOA Fees Freq. ANN

**Listing Details**

Listing Office Bode Platform Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.