

# \$534,900 - 3507 Chestermere Boulevard, Chestermere

MLS® #A2235859

## \$534,900

3 Bedroom, 3.00 Bathroom, 1,500 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 urban mountain-style home features Hardie board and vinyl 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 Winter-stained maple cabinetry, 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, residents enjoy exclusive access to the Clearwater Community Clubhouse. Photos are representative.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2235859  |
| Price      | \$534,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,500                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3507 Chestermere Boulevard |
| Subdivision | East Chestermere           |
| City        | Chestermere                |
| County      | Chestermere                |
| Province    | Alberta                    |
| Postal Code | T1X 3A8                    |

### Amenities

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

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Pantry             |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Range |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | None                                                                  |
| Basement          | None                                                                  |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 69             |

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

**Listing Details**

Listing Office            Bode Platform Inc.

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