



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**261 Clearwater Terrace
Chestermere, Alberta**

MLS # A2261470

\$999,000



FRONT ELEVATION

Division:	East Chestermere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,742 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

This stunning pre-construction 5-bedroom, 4-bathroom, 2-storey home by Sunview Custom Homes is in the lakeside community of Clearwater Park, Chestermere. Backing onto green space with a playground and future school site, it offers luxury and comfort. The main floor boasts a grand entry, open-to-below family room with an electric fireplace, a living room, and a full bath with a bedroom—ideal for guests. In addition to the gourmet kitchen, a spice kitchen offers added convenience. Upstairs features a bonus room, laundry with sink, a primary bedroom with double vanity and custom shower, a second master with walk-in closet, plus two more bedrooms with built-ins and a full bath. Quartz counters, stainless steel appliances, and elegant finishes complete this beautiful home. Located in a growing lakeside community —perfect for families seeking space and convenience. Photos are representative.