



GRASSROOTS
REALTY GROUP

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**238 Clearwater Terrace
Chestermere, Alberta**

MLS # A2270648

\$1,200,000



Division:	East Lakeview Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,237 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, No Neighbours Behind		

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

Stunning pre-construction 5-bed, 4.5-bath, 2-storey home by Sunview Custom Homes is located in the lakeside community of Clearwater Park, Chestermere. Backing onto green space on a walkout lot, it offers the perfect blend of luxury and comfort. Main floor features a grand entryway, open-to-below family room with an electric fireplace, a living room, a bedroom with a full bath, and a half bath—ideal for guests. In addition to the gourmet kitchen, a convenient spice kitchen provides extra functionality. Upstairs, a bonus room, a laundry with a sink, a primary bedroom with a double vanity and custom shower, a 2nd master bed with a walk-in closet, plus two additional bedrooms with built-ins and a full bath. Quartz countertops, stainless steel appliances, and elegant finishes complete the home’s design. This home is perfect for families seeking space, luxury, and convenience. Photos are representative