



GRASSROOTS
REALTY GROUP

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**137 clearwater Terrace
Chestermere, Alberta**

MLS # A2271578



\$759,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,904 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: NA

LOCATION MATTERS !! BACKING ONTO GREEN SPACE IN CLEARWATER PARK , CHESTEREMERE. Step into luxury with this gorgeous 2-storey Front attached garage brand-new build that perfectly blends elegance, comfort, and modern living. Backing directly onto beautiful GREEN space, this home offers unmatched tranquility and scenic views—a rare find in a prime Chestermere location. Full access to the community clubhouse with an indoor swimming pool and fitness facilities, sports courts, school sites with playfields, skating rinks, plaza for public and private outdoor events and numerous walking paths. The bright, open-concept main floor is designed to impress, featuring 9-foot ceiling, LVL flooring, loads of natural light, a spacious kitchen with cabinetry up to ceiling, Central kitchen features direct access to mudroom through PANTRY, upgraded stainless steel appliances package, quartz countertops through out in the house, Kitchen Island for entertaining with a cozy great room/family room for relaxing evenings. The main floor breakfast nook/Dinning opens to a spacious backyard deck, perfect for dining or relaxation. Upstairs, enjoy a spacious bonus room and additional windows that fill the home with natural light. The primary bedroom offers a walk-in closet and a 4-piece ensuite with his/her sink and with a standing shower. Additional two more bedrooms, and 4pc full bathroom, Laundry room completes the upper floor. The basement boasts larger windows and a SIDE ENTRANCE, ready for your future plans. Easy access to the Trans Canada HWY 1, while primary north and south connections include Stoney Trail, HWY 791 and HWY 797. ***DON'T MISS THIS OPPORTUNITY! *** Schedule a showing today and experience the luxury living with stunning park views!

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