



**117 Clearwater Terrace
Chestermere, Alberta**

MLS # A2282448



\$755,400

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,185 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Builder's Appliance Package		

Brand New Home Built by Genesis Builders Group | 5% GST Rebate for Qualifying Buyer | Backing onto Greenspace | No Neighbours Behind | 2,185 SqFt | Main Level Bed & 4pc Bath | Chef's Kitchen | Spice Kitchen | Stainless Steel Appliances | Full Height Upper Cabinets | Quartz Countertops | Trendy Backsplash | Kitchen Island | Barstool Seating Area | Open Floor Plan | Recessed Lighting | Large Windows | High Ceilings | Electric Fireplace | 4 Upper Bedrooms (2 Primary) | 3 Upper Level Bathrooms | Walk-in Laundry Room | Unfinished Basement | East Facing Backyard | Deck | Front Attached Double Garage | Driveway | Incredible Location. Welcome home to your stunning brand new home built by Genesis Builders Group. This spacious 2-storey family home boasts 2,185 SqFt throughout the main & upper levels with an additional 871 SqFt in the unfinished basement. Full of top of the line finishes, this home is head to toe of sleek & modern design. Open the front door to a foyer with high ceilings & closet storage. Step into the home to your main level bedroom & 4pc bath which is ideal for a multi-generational family or for overnight guests! The open floor plan & high ceilings emphasize the vast size of the home. The kitchen is outfitted with sparkling quartz countertops, stainless steel appliances, full height cabinets, a trendy backsplash & a centre island with barstool seating. Keep this kitchen sparkling & use the spice kitchen which has a second stove & range hood & plenty of cabinet storage! The dining room is spacious & bright with morning light. The sliding glass doors lead to the rear deck with a BBQ gas line making outdoor cooking & dining easy! The living room is centred with an electric fireplace & TV ready wall above. Head up the staircase with a beautiful Iron & Spindle railing. The upper level has 4 additional bedrooms- TWO primary! The first primary

overlooks the greenspace at the rear of the home. This bedroom has a 5pc ensuite & deep walk-in closet. The ensuite has dual vanities, a deep soaking tub, walk-in shower & private washing closet. The 2nd primary has a 4pc ensuite bath with a tub/shower combo. Bedrooms 4 & 5 are both a great size & share the main 4pc bath. The upper level laundry room is every home owner's dream as its located near majority of the bedrooms. Downstairs, the unfinished basement is a blank canvas giving you the opportunity for a custom space that fits your family's needs. The backyard is something to enjoy all summer long. With no neighbours behind, the greenspace is practically an extension of your yard for the kids to play. The Smart Home package provided to you is an added bonus to your convenience. The front attached double garage & driveway provide you with parking for 4 vehicles at any time. Genesis Builders Group follows the First-Time Home Buyer GST/HST Rebate to eliminate the 5% GST on qualifying new homes (up to \$1 million) for qualifying first time home buyers. Hurry and book a showing at this gorgeous brand new Genesis home today!