



**178 Clearwater Terrace
Chestermere, Alberta**

MLS # A2304316



\$724,900

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|------------------|--------------------------------------|---------------|------------------|
| Division: | East Chestermere | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,964 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Close to Clubhouse, Level | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Sump Pump(s), Walk-In Closet(s) | | |

Inclusions: N/A

This versatile, thoughtfully designed home offers 1,947 sq. ft. of fully upgraded living space, featuring a main-floor bedroom and bathroom, hand-selected finishes, and a premium appliance package. The main level flows seamlessly from room to room, showcasing a modern, open-concept layout ideal for first-time buyers and growing families. Built to the standards of Calbridge Homes, this property exudes quality craftsmanship throughout, complemented by cutting-edge mechanical systems that deliver efficiency, reliability, and peace of mind. Photos are representative.