



# GRASSROOTS

REALTY GROUP

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178 Clearwater Terrace  
Chestermere, Alberta

MLS # A2304316



## \$724,900

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.