



GRASSROOTS

REALTY GROUP

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178 Clearwater Terrace
Chestermere, Alberta

MLS # A2304316



\$699,900

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.