



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**266 Clearwater Terrace
Chestermere, Alberta**

MLS # A2349525



\$999,000

Division:	East Chestermere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,831 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

This home is currently under construction. Photos are for representation purposes only and are not of the actual property. Finishes, features, and specifications may vary. Welcome to 266 Clearwater Terrace, an impressive 2-storey new home in East Chestermere offering 2,831 sq. ft. of thoughtfully designed living space with 5 bedrooms, 3.5 bathrooms, and a triple attached garage. The main floor features an open-concept layout with high ceilings, a spacious living room with an electric fireplace, a well-appointed kitchen with a large island and pantry, a dedicated spice kitchen, dining area, main-floor bedroom, 2-piece bathroom, and convenient laundry room. Upstairs offers a generous bonus room, 4 additional bedrooms, including a spacious primary retreat, 2 ensuite bathrooms, a 4-piece bathroom, walk-in closets, and a private balcony. The fully unfinished walk-out basement provides excellent future development potential. Additional highlights include hardwood and carpet flooring, forced-air natural gas heating, a private yard, deck, high ceilings, and an expansive triple attached garage. Located in East Chestermere with shopping nearby, 266 Clearwater Terrace offers a functional layout, generous living spaces, and modern comfort. Possession is anticipated for March 2027.