

\$765,900 - 137 Clearwater Terrace, Chestermere

MLS® #A2252787

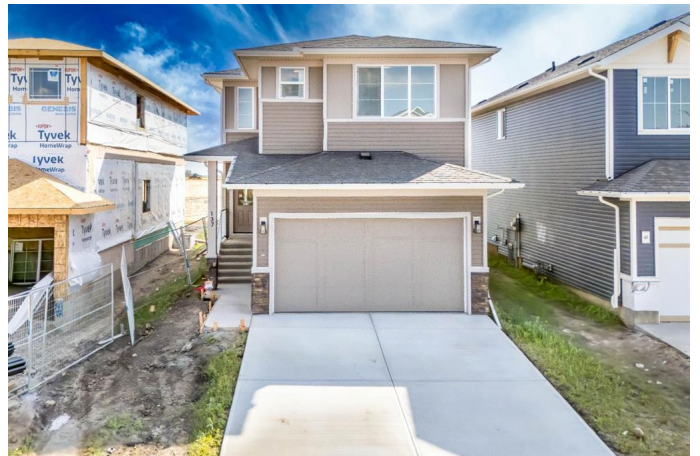
\$765,900

3 Bedroom, 3.00 Bathroom, 1,904 sqft

Residential on 0.09 Acres

NONE, Chestermere, Alberta

LOCATION MATTERS !! BACKING ONTO GREEN SPACE IN CLEARWATER PARK , CHESTERMERE. Step into luxury with this gorgeous 2-storey Front attached garage brand-new build that perfectly blends elegance, comfort, and modern living. Backing directly onto beautiful GREEN space, this home offers unmatched tranquility and scenic views—a rare find in a prime Chestermere location. Full access to the community clubhouse with an indoor swimming pool and fitness facilities, sports courts, school sites with playfields, skating rinks, plaza for public and private outdoor events and numerous walking paths. The bright, open-concept main floor is designed to impress, featuring 9-foot ceiling, LVL flooring, loads of natural light, a spacious kitchen with cabinetry up to ceiling, Central kitchen features direct access to mudroom through PANTRY, upgraded stainless steel appliances package, quartz countertops through out in the house, Kitchen Island for entertaining with a cozy great room/family room for relaxing evenings. The main floor breakfast nook/Dinning opens to a spacious backyard deck, perfect for dining or relaxation. Upstairs, enjoy a spacious bonus room and additional windows that fill the home with natural light. The primary bedroom offers a walk-in closet and a 4-piece ensuite with his/her sink and with a standing shower. Additional two more bedrooms, and 4pc full bathroom, Laundry room completes the upper floor. The basement boasts larger windows



and a SIDE ENTRANCE, ready for your future plans. Easy access to the Trans Canada HWY 1, while primary north and south connections include Stoney Trail, HWY 791 and HWY 797.
*DON'T MISS THIS OPPORTUNITY! *
Schedule a showing today and experience the luxury living with stunning park views!

Built in 2025

Essential Information

MLS® #	A2252787
Price	\$765,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,904
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	137 Clearwater Terrace
Subdivision	NONE
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X3A7

Amenities

Amenities	Clubhouse, Park, Playground
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Backs on to Park/Green Space, Front Yard, Rectangular Lot, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	55
Zoning	TBD
HOA Fees	600
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.