

# \$773,600 - 137 Clearwater Terrace, Chestermere

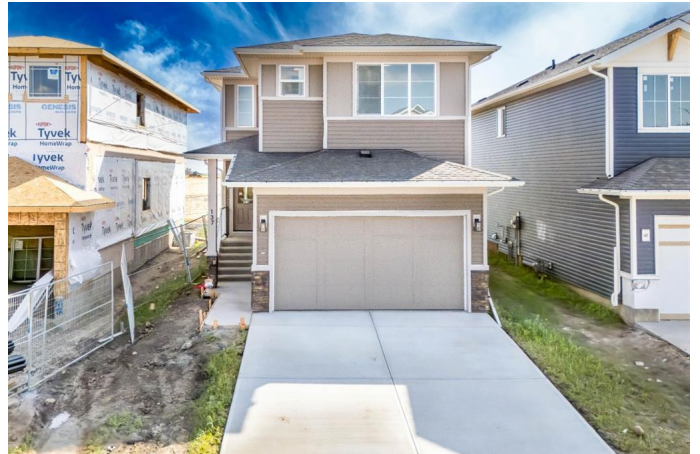
MLS® #A2252787

**\$773,600**

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          | \$773,600   |
| 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, Close to Clubhouse, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                                               |
| Construction      | Stone, Vinyl Siding                                                           |
| Foundation        | Poured Concrete                                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 31                |
| Zoning         | TBD               |
| HOA Fees       | 600               |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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