

# \$999,000 - 261 Clearwater Terrace, Chestermere

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MLS® #A2261470

**\$999,000**

5 Bedroom, 3.00 Bathroom, 2,742 sqft

Residential on 0.12 Acres

East Chestermere, Chestermere, Alberta

This stunning pre-construction 5-bedroom, 4-bathroom, 2-storey home by Sunview Custom Homes is in the lakeside community of Clearwater Park, Chestermere. Backing onto green space with a playground and future school site, it offers luxury and comfort. The main floor boasts a grand entry, open-to-below family room with an electric fireplace, a living room, and a full bath with a bedroom—ideal for guests. In addition to the gourmet kitchen, a spice kitchen offers added convenience. Upstairs features a bonus room, laundry with sink, a primary bedroom with double vanity and custom shower, a second master with walk-in closet, plus two more bedrooms with built-ins and a full bath. Quartz counters, stainless steel appliances, and elegant finishes complete this beautiful home. Located in a growing lakeside community —perfect for families seeking space and convenience. Photos are representative.



FRONT ELEVATION

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2261470  |
| Price          | \$999,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,742     |
| Acres          | 0.12      |

|            |             |
|------------|-------------|
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 261 Clearwater Terrace |
| Subdivision | East Chestermere       |
| City        | Chestermere            |
| County      | Chestermere            |
| Province    | Alberta                |
| Postal Code | T1X 3A7                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator                                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                     |
| Cooling           | None                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                           |
| Fireplaces        | Electric, Insert                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full                                                                                                                                                        |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance                |
| Lot Description   | Backs on to Park/Green Space    |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 30                |
| Zoning         | TBD               |
| HOA Fees       | 600               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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