

# \$1,200,000 - 238 Clearwater Terrace, Chestermere

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MLS® #A2270648

**\$1,200,000**

5 Bedroom, 5.00 Bathroom, 3,237 sqft

Residential on 0.12 Acres

East Lakeview Shores, Chestermere, Alberta

Stunning pre-construction 5-bed, 4.5-bath, 2-storey home by Sunview Custom Homes is located in the lakeside community of Clearwater Park, Chestermere. Backing onto green space on a walkout lot, it offers the perfect blend of luxury and comfort. Main floor features a grand entryway, open-to-below family room with an electric fireplace, a living room, a bedroom with a full bath, and a half bath—ideal for guests. In addition to the gourmet kitchen, a convenient spice kitchen provides extra functionality. Upstairs, a bonus room, a laundry with a sink, a primary bedroom with a double vanity and custom shower, a 2nd master bed with a walk-in closet, plus two additional bedrooms with built-ins and a full bath. Quartz countertops, stainless steel appliances, and elegant finishes complete the home’s design. This home is perfect for families seeking space, luxury, and convenience. Photos are representative



Built in 2026

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2270648    |
| Price      | \$1,200,000 |
| Bedrooms   | 5           |
| Bathrooms  | 5.00        |
| Full Baths | 4           |
| Half Baths | 1           |

|                |             |
|----------------|-------------|
| Square Footage | 3,237       |
| Acres          | 0.12        |
| Year Built     | 2026        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 238 Clearwater Terrace |
| Subdivision | East Lakeview Shores   |
| 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 | Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Wet Bar, Bathroom Rough-in, Master Downstairs |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator                                                                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                        |
| Cooling           | None                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                                              |
| Fireplaces        | Decorative, Electric                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                            |
| Basement          | Full                                                                                                                                                                                                                                           |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                                                        |
|-----------------|------------------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, No Neighbours Behind, Close to Clubhouse |
| Roof            | Asphalt Shingle                                                        |
| Construction    | Stone, Vinyl Siding, Wood Frame                                        |
| Foundation      | Poured Concrete                                                        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 3                   |
| Zoning         | TBD                 |
| HOA Fees       | 600                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

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

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