

**117 Clearwater Terrace
Chestermere, Alberta**

MLS # A2282448

\$777,600



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,185 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Builder's Appliance Package		

Brand New Home Built by Genesis Builders Group | Backing onto Greenspace | No Neighbours Behind | Stunning Finishes | 2,185 SqFt | Main Level Bed & 4pc Bath | Chef's Kitchen | Spice Kitchen | Stainless Steel Appliances | Full Height Upper Cabinets | Quartz Countertops | Trendy Backsplash | Kitchen Island | Barstool Seating Area | Open Floor Plan | Recessed Lighting | Large Windows | High Ceilings | Electric Fireplace | 4 Upper Level Bedrooms (2 Primary) | 3 Upper Level Bathrooms | Walk-in Laundry Room | Unfinished Basement | East Facing Backyard | Deck | Front Attached Double Garage | Driveway | Incredible Location. Welcome home to your stunning brand new home built by Genesis Builders Group. This spacious 2-storey family home boasts 2,185 SqFt throughout the main and upper levels with an additional 871 SqFt in the unfinished basement. Full of top of the line finishes, this home is head to toe of sleek & modern design. Open the front door to a foyer with high ceilings and closet storage. Step into the home to your main level bedroom and 4pc bath which is ideal for a multi-generational family or for overnight guests! The open floor plan and high ceilings emphasize the vast size of the home. The kitchen is outfitted with sparkling quartz countertops, stainless steel appliances, full height cabinets, a trendy backsplash and a centre island with barstool seating. Keep this kitchen sparkling and use the spice kitchen which has a second stove & range hood and plenty of cabinet storage! The dining room is spacious and bright with morning light. The sliding glass doors lead to the rear deck with a BBQ gas line making outdoor cooking and dining easy! The living room is centred with an electric fireplace and TV ready wall above. Head up the staircase with a beautiful Iron and Spindle railing. The upper level has 4 additional bedrooms- TWO primary! The

first primary overlooks the greenspace at the rear of the home. This bedroom has a 5pc ensuite and deep walk-in closet. The ensuite has dual vanities, a deep soaking tub, walk-in shower and private washing closet. The 2nd primary has a 4pc ensuite bath with a tub/shower combo. Bedrooms 4 & 5 are both a great size and share the main 4pc bath. The upper level laundry room is every home owner's dream as it's located near majority of the bedrooms. Downstairs, the unfinished basement is a blank canvas giving you the opportunity for a custom space that fits your family's needs. The backyard is something to enjoy all summer long. With no neighbours behind, the greenspace is practically an extension of your yard for the kids to play. The Smart Home package provided to you is an added bonus to your convenience. The front attached double garage and driveway provide you with parking for 4 vehicles at any time. Located just 20 minutes from the heart of Calgary - the Clearwater community resides in the beautiful city of Chestermere. Hurry and book your showing today!