



CLEARWATER PARK



VIDEO TOUR
CLEARWATER PARK

 CUSHMAN &
WAKEFIELD

 centron
REAL ESTATE DEVELOPMENT & CONSTRUCTION

Welcome to Chestermere's newest master planned, mixed-use development located in the east Chestermere area of Rocky View County. Chestermere can be accessed from multiple points along the eastern and western arterial roads. Primary north and south arterials include Stoney Trail, HWY 791, HWY 797, east and west arterials include Trans Canada HWY 1. By Alberta's development leaders Centron, this 580 acres of development will be home to over 3,350 homes and 10,650 residents, with up to 1,500 single family rentals which will accelerate population density/consumer base.

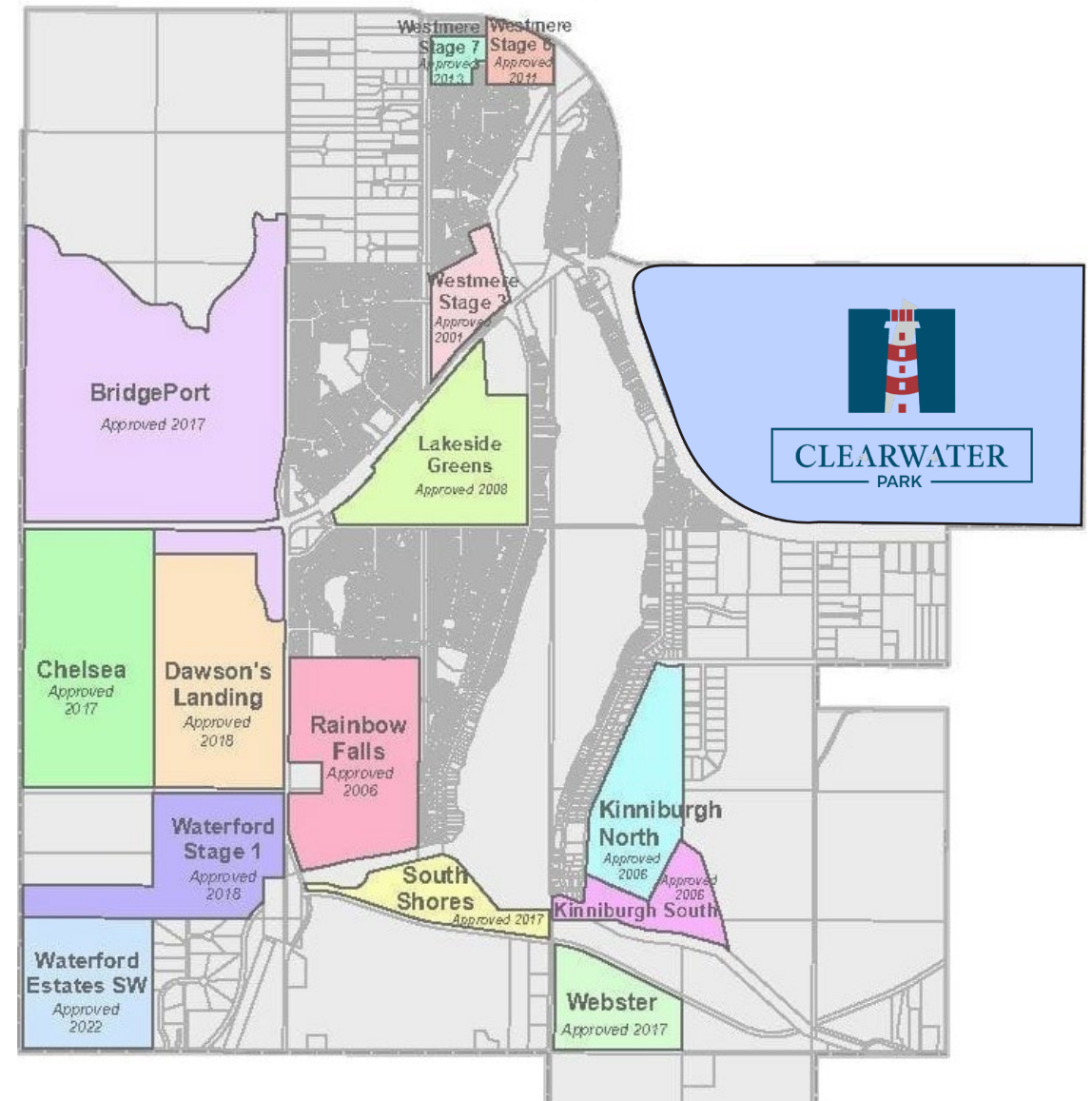
WELCOME TO



CLEARWATER PARK

Look forward to developments that include a diverse and inclusive mix of residences, single-family and multi-family houses, purpose-built residential leasing, a senior's residential campus, plus a neighbourhood retail, light commercial and industrial. As part of its phased development, Clearwater retail plans on developing in 2024/25, with approx. 20,000 square feet of services including, confectionaries, specialty medical, food, and more, all on a beautiful retail promenade.

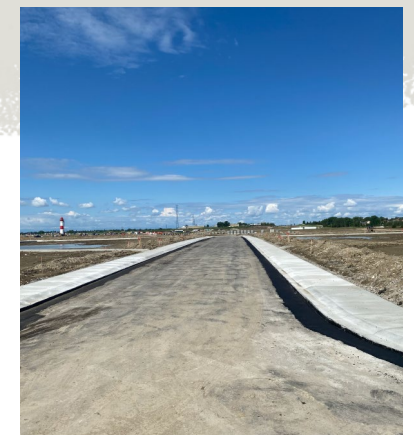
CLEARWATER PARK LOCATION MAP

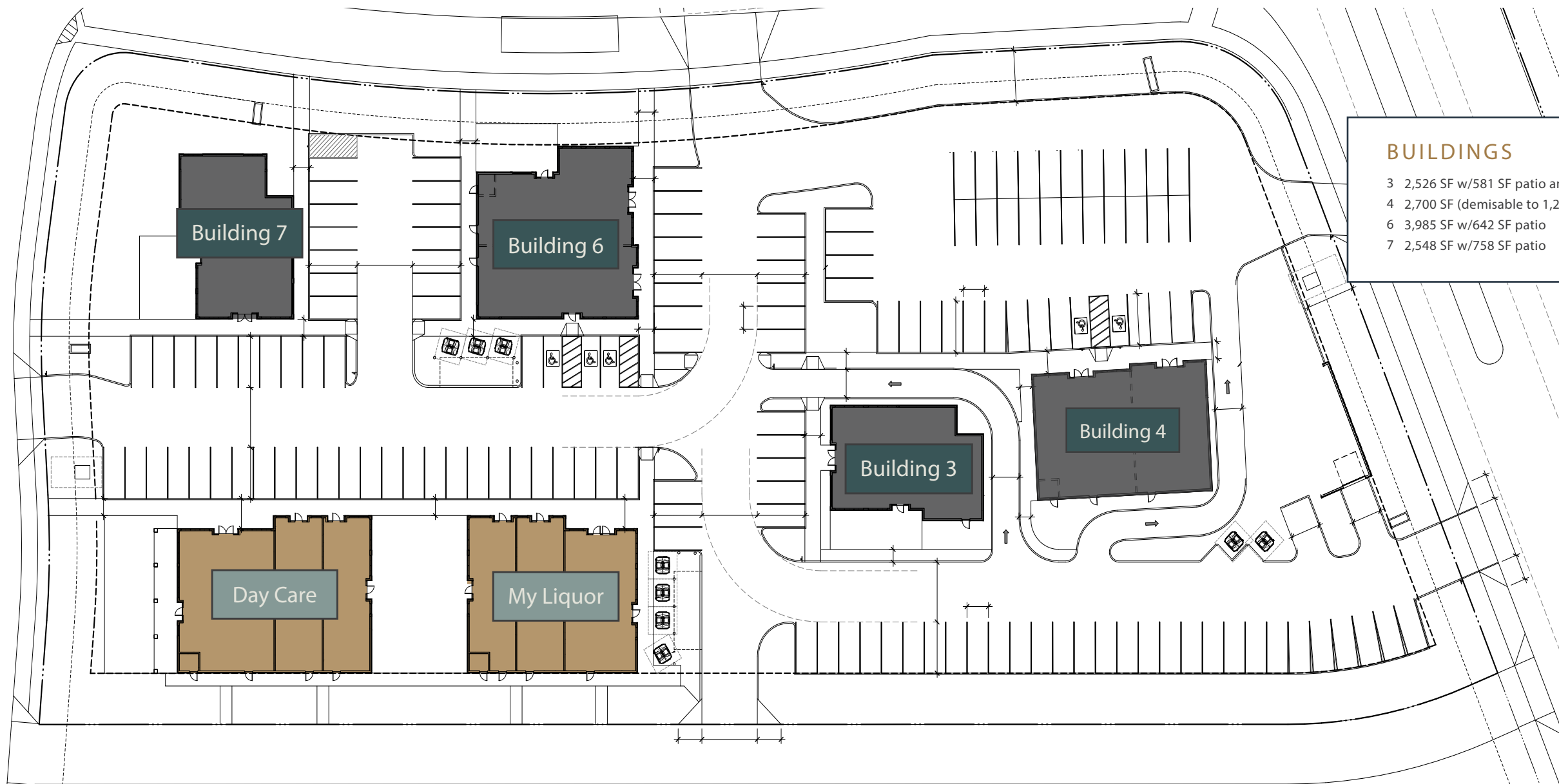


CLEARWATER PARK

HIGHLIGHTS

- Clearwater Park by Alberta development leaders Centron, is a master planned, mixed-use development located in the East Chestermere area of Rocky View County, just minutes from Calgary off the TransCanada Highway
- Clearwater will be home to 10,650 residents (up to 1,500 single family rentals)
- Trans Canada HWY 1 is a major arterial from East/West
- Primary north and south arterials include Stoney Trail, HWY 791 and HWY 797
- Clearwater Park encompasses over 580 acres of development opportunity
- Clearwater Park will provide a diverse and inclusive mix of residences including single family & multi-family houses, purpose-built residential leasing, seniors residential campus, neighbourhood retail, and light commercial & industrial
- Recreation amenities include water features, skating rink, a community clubhouse, school sites with playfields, and numerous walking paths





| BUILDINGS | |
|-----------|--|
| 3 | 2,526 SF w/581 SF patio and drive thru |
| 4 | 2,700 SF (demisable to 1,200 & 1,500 SF) |
| 6 | 3,985 SF w/642 SF patio |
| 7 | 2,548 SF w/758 SF patio |

CLEARWATER PARK
FLOORPLAN

| | |
|---|----------------------|
| | AVAILABLE |
| | CONDITIONALLY LEASED |
| | LEASED |

LOCAL AMENITIES

RESTAURANTS

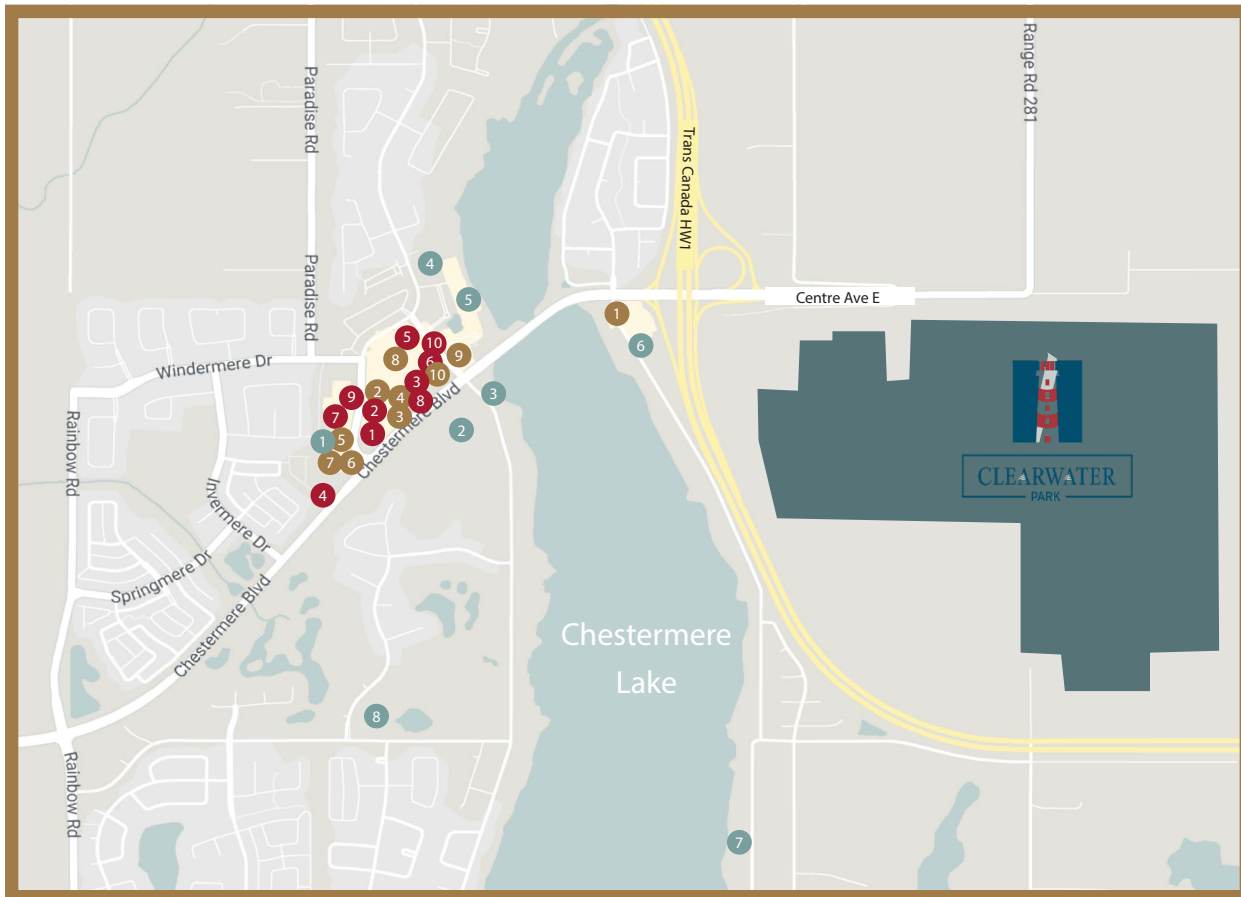
- 1 Subway
- 2 Harvey's
- 3 Boston Pizza
- 4 Edo Japan
- 5 Dairy Queen
- 6 Starbucks
- 7 Little Ceasars
- 8 Domino's Pizza
- 9 A&W
- 10 Tim Hortons

OTHER AMENITIES

- 1 Shoppers Drug Mart
- 2 RBC
- 3 Scotiabank
- 4 CIBC
- 5 Safeway
- 6 Petro Canada
- 7 Dollarama
- 8 Jiffy Lube
- 9 Tirecraft Chestermere
- 10 Western Union Agent Location

POINTS OF INTEREST

- 1 Chestermere Lake Registry
- 2 Chestermere Regional Community Centre
- 3 Anniversary Park
- 4 Chestermere Public Library
- 5 John Peake Memorial Park
- 6 Chestermere Emergency Services
- 7 Yacht Club
- 8 Lakeside Golf Club



PARTICULARS

AVAILABLE UNITS

1,200 SF & UP, drive thru opportunities

RENT

Market

OPERATING COST

\$12.00/sf

POSSESSION

Summer 2025



POPULATION

AVERAGE HOUSEHOLD INCOME

MEDIAN AGE

1 km
10,650
(under development)

\$159,968

35

3 km
11,604

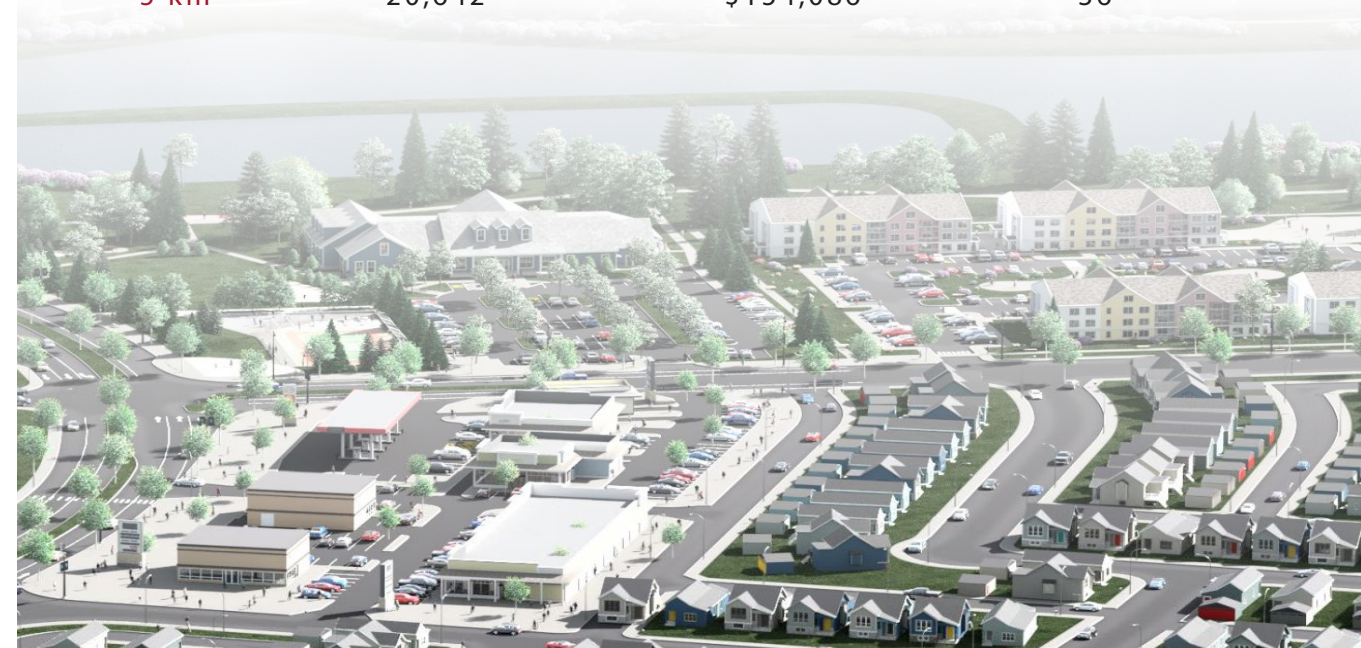
\$158,685

37

5 km
20,642

\$154,086

36



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