

EAST CORRIDOR

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*Understanding the people, places, projects and investments
shaping Calgary's East Corridor.*

Growth Watch

CHESTERMERE'S EASTERN EDGE



Chestermere's next growth front is taking shape east of the lake—but it is not one project, one approval or one construction schedule. It is a collection of different signals.

Clearwater Park is moving through early residential buildout on more than 580 acres. Its current master plan includes more than 3,000 homes, a range of ownership and rental housing, a seniors' residential campus, retail and private community amenities.

Nearby East Acreages remains much less urbanized. The City's 2025 census counted only 130 residents there. A proposed 25.4-hectare Mural development would have introduced up to 485 homes, commercial and public-service uses, and an estimated 1,552 residents—but Council defeated the required approvals in February 2026. It is not proceeding under that plan.

At the same time, commercial space is beginning to follow the residential pipeline. The Shoppes at Clearwater Park is listed as under construction with approximately 30,000 square feet of retail space, while the City has been conducting a new Retail Gap Analysis and Economic Development Strategy.

Transportation is the common constraint.

The eastern growth area depends heavily on Highway 1 and Highway 791 / Range Road 280. Planning policies require updated transportation analysis as development reaches that corridor, while the future Highway 1 interchange remains a planned connection—not an active construction site. Chestermere is already a city of 32,255 people. The question is no longer whether it will keep growing.

The question is whether housing, services, access and infrastructure can advance together.

Source: City of Chestermere 2025 Municipal Census; Clearwater Park; Centron Group; City of Chestermere planning and council records.

EASTERN EDGE AT A GLANCE

32,255

2025 municipal census population

580+ acres

Clearwater Park plan area

3,000+

Planned Clearwater homes

130

East Acreages population

Approx. 30,000 sq. ft.

Clearwater retail under construction

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Housing Watch

TWO GROWTH AREAS. TWO VERY DIFFERENT STAGES.

The phrase “eastern edge” can make the area sound like a single expanding subdivision. It is more complicated than that.

CLEARWATER PARK: ACTIVE, BUT EARLY

Clearwater Park is the clearest evidence that Chestermere’s urban footprint is moving east.

The master-planned community is designed to include single- and multi-family housing, purpose-built rentals, seniors’ housing, retail, parks, pathways and a private community clubhouse. Current marketing identifies more than 3,000 planned homes across the full buildout.

The scale is large. The occupied base is still small.

Chestermere’s 2025 census counted only nine residents in Clearwater Park, showing how early the community was in its buildout at the time of the count. Since then, residential construction and approvals have continued. In 2026, Council accepted an amended Clearwater Park West Stage One Outline Plan and approved related land-use changes. A further July amendment placed one split-zoned parcel entirely into the Residential Multi-Unit District.

Those decisions are not evidence that the entire 580-acre plan will build out quickly. They are evidence that subdivision design and housing mix are actively being refined as construction proceeds.

EAST ACREAGES: POTENTIAL WITHOUT A CURRENT LARGE-SCALE APPROVAL

East Acreages presents a different picture.

The area has a low-density acreage character, with 130 residents counted across approximately 1.2 square kilometres in the 2025 census. The City’s planning framework allows for subdivision and infill, but development still depends on land-use approvals, master planning, servicing and off-site infrastructure.

The proposed Mural Outline Plan was the most significant recent test. It contemplated:

- Approximately 25.4 hectares.
- Up to 485 residential units.
- A mix of residential, commercial and public-service uses.
- An estimated buildout population of approximately 1,552.

Council defeated the required second readings on February 10, 2026. The Mural plan will not proceed in its submitted form.

That distinction matters. East Acreages remains a future-growth area, but future potential is not the same as an approved development pipeline.

THE CURRENT HOUSING-MARKET SIGNAL

The development pipeline is also meeting a softer resale market.

CREB® reported 333 year-to-date Chestermere sales through July, down 18% from the same period in 2025. The sales-to-new-listings ratio sat at 36%, while months of supply moved close to seven. The July detached benchmark price was \$771,900—nearly 5% below July 2025.

For buyers, that means more choice. For builders and developers, it means absorption—not population growth alone—will help determine the pace and product mix of the next phases.

Status Check

Area or Project	What is Confirmed	What is not confirmed
Clearwater Park	Active early-stage residential buildout; current plans and land-use approvals	Full buildout timing
The Shoppes at Clearwater Park	Approximately 30,000 sq. ft.; listed as under construction	Final tenant mix and opening schedule
Mural / East Acreages	Proposal considered by Council	The submitted 485-unit plan was not approved
Broader East Acreages	Infill and future growth potential	Urban-scale development without approvals and servicing

Source: City of Chestermere 2025 Municipal Census and 2026 Council Highlights; Clearwater Park; CREB® July 2026 housing statistics

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Commercial + Access Watch

ROOFTOPS CREATE DEMAND. ACCESS AND SERVICES TURN IT INTO A COMPLETE COMMUNITY.

Housing may lead the eastern expansion, but the long-term test is whether residents can meet more of their daily needs close to home—and whether the area can support employment as well as bedrooms.

THE COMMERCIAL SIGNAL

The Shoppes at Clearwater Park is the most visible near-term commercial marker. Centron Group lists the project as under construction with approximately 30,000 square feet of retail space.

That is meaningful, but it is an opening move rather than a finished commercial district.

In June, the City launched a Retail Shopping Survey as part of a new Retail Gap Analysis and Economic Development Strategy. Residents and visitors were asked where they shop and which stores, services and amenities they want closer to home. The survey closed July 17; final findings have not yet been publicly released.

Until those findings and tenant commitments are known, the strongest current signal is that commercial demand is being measured at the same time new space is being built.

HIGHWAY 791 IS THE ACCESS TEST

The eastern edge is shaped by the meeting of two important routes: Highway 1 and Highway 791 / Range Road 280.

Highway 1 provides regional access to Calgary, Strathmore and the wider corridor. Highway 791 connects north and south through the rural area and serves local residents, Chestermere High School and future employment lands.

Chestermere's planning policy recognizes the pressure this growth can place on the intersection. Development involving employment uses near Highway 791 requires an updated Transportation Impact Assessment. New roadway intersections with Highway 791 / Range Road 280 must also consider the continued viability of the Highway 1 intersection.

The Clearwater planning framework also calls for a bicycle and pedestrian connection to trails west of Highway 1, subject to detailed design and approval.

The planned Highway 1 / Highway 791 interchange would ultimately change the access equation. As reported in Edition 007, however, it remains in planning and design. It should not be described as under construction.

THREE THINGS MUST ALIGN

1. Housing absorption

New phases must meet real buyer and renter demand in a market where resale inventory has increased.

2. Commercial delivery

Retail buildings, tenant commitments and opening dates will show whether services are catching up with the housing pipeline.

3. Transportation and servicing

Road capacity, water, wastewater, stormwater and off-site infrastructure determine how much planned land can become buildable land.

THE INVESTMENT LENS

The eastern edge is investable as a long-term growth story—but it is not uniformly development-ready.

Clearwater Park has active construction, approved planning and emerging retail. East Acreages has location and long-term potential, but the defeat of the Mural proposal shows that density, servicing and community fit cannot be assumed.

The most credible signal will be the convergence of occupancy, commercial openings, funded infrastructure and approved development applications.

Source: City of Chestermere planning bylaws, Retail Shopping Survey and council records; Alberta Transportation and Economic Corridors; Centron Group; CREB®.

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Corridor Intelligence

WHAT TO WATCH ON CHESTERMERE'S EASTERN EDGE

The eastern edge has moved beyond a conceptual growth map. The next milestones will reveal how quickly it can become a complete urban district.

1. CLEARWATER PARK OCCUPANCY

Watch the pace of completed homes, resident move-ins and new phase releases—not only the total number of homes shown at full buildout.

2. RETAIL CONSTRUCTION AND TENANTS

Completion of The Shoppes at Clearwater Park, confirmed tenants and opening dates will show whether local services are beginning to match residential growth.

3. THE CITY'S RETAIL AND ECONOMIC-DEVELOPMENT FINDINGS

The Retail Gap Analysis and Economic Development Strategy should provide a more current picture of spending leakage, unmet demand and business-attraction opportunities. Survey results were not public at the time of publication.

4. HIGHWAY 1 / HIGHWAY 791 MILESTONES

Detailed design, provincial funding, tendering and construction awards will matter more than the existence of a long-range interchange concept.

5. EAST ACREAGES APPLICATIONS

Any revised development proposal should be assessed on its actual housing mix, infrastructure plan, cost allocation and approvals. The defeated Mural plan should not be treated as an active project.

6. SERVICING DELIVERY

The City's 2026 off-site levy model identifies an East Acreages interim lift station in its infrastructure program. Timing, funding and development agreements will help determine when larger-scale growth can be supported.

FROM THE PUBLISHER

Chestermere's eastern edge matters because it sits where four pressures meet: rapid population growth, a changing housing market, unmet demand for services and a highway network that must carry both local and regional movement.

The opportunity is real. So are the distinctions.

Clearwater Park is building. The Shoppes are under construction. The Highway 1 / Highway 791 interchange remains in planning and design. The Mural proposal was not approved.

Good corridor intelligence depends on keeping those stages separate. The future is not one announcement—it is the point at which homes, businesses, infrastructure and approvals begin moving together.

Lori Olijnyk

Publisher, East Corridor Insider

COMING NEXT WEEK

SCHOOLS FOLLOW THE ROOFTOPS

What Chestermere's three-school pipeline says about family growth, infrastructure and the next stage of the city.

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