



**GRASSROOTS**  
REALTY GROUP

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**193 South Shore View  
Chestermere, Alberta**

**MLS # A2241513**



**\$1,299,999**

<b>Division:</b>	South Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,263 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	6
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Luxury Lakeside Living in Chestermere Welcome to 193 South Shore View, a stunning custom-built estate offering over 4,600 sq ft of beautifully finished living space across three levels. . Thoughtfully designed with elegance, comfort, and functionality in mind, this home is a true showpiece in one of Chestermere's most desirable communities. Step into a grand foyer that flows seamlessly into an open-concept main floor, featuring a chef-inspired kitchen with premium appliances, a spacious servery, and a dining area ideal for entertaining. The living room boasts expansive windows, filling the space with natural light while offering serene community views. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary suite complete with a spa-inspired 5-piece ensuite and a walk-in closet. A versatile bonus room and an upper-level laundry add convenience for modern family living. The fully developed basement is a legal suite, thoughtfully designed with its own kitchen, recreation/media room, three bedrooms, and two full bathrooms—perfect as an additional income opportunity or private extended-family quarters RMS . This home is equipped with air conditioning, motorized window coverings and premium blinds, and boasts a professionally landscaped exterior that is as functional as it is beautiful. Enjoy evenings on the rear patio or balcony, designed for relaxation and gatherings. The triple attached garage has been finished to match the home's interior style, providing not only practicality but also a seamless extension of the home's luxury design. And for pet lovers, this property has truly thought of everything—there's even a built-in pet house, ensuring every member of the family feels at home. With elegant finishes, custom details, and every modern comfort, this residence was designed

as if every feature were carefully customized. There is truly nothing this home doesn't offer for a complete luxury lifestyle. Call your favourite REALTOR® today and make this dream home yours!!