



GRASSROOTS
REALTY GROUP

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**39 South Shore Road
Chestermere, Alberta**

MLS # A2242541



\$1,149,000

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,318 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Metal Siding , Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Nestled in the serene lakeside community of South Shore, Chestermere, this stunning 5-bedroom, 4-bathroom 2-storey home by Sunview Custom Homes offers luxurious living with modern comfort. Featuring 9-ft ceilings on all levels, a south-facing backyard, and a grand double-door entry, this home is as functional as it is elegant. The main floor showcases an open-to-below foyer, glass railing, rich hardwood floors, and a family room with a gas fireplace. A spice kitchen with gas stove, hood fan, and sink is perfect for culinary needs. A main-floor bedroom and full bath offer flexibility for guests. Upstairs features a bonus room, a luxurious primary bedroom with custom shower and private balcony, plus a second master. Two more bedrooms with built-in closets, full bath, and laundry room with sink complete the upper floor. Additional highlights include quartz countertops, stainless steel appliances, side entry to basement, and a dura deck for outdoor enjoyment.