



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

18 South Shore Road
Chestermere, Alberta

MLS # A2268570



\$1,139,900

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,286 sq.ft.	Age:	2025 (0 yrs old)
Beds:	7	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: Built-in Refrigerator, Dishwasher x2, Built-in Oven, Microwave, Gas Cooktop, Gas Range, Range Hood x3, Washer, Dryer, Refrigerator, Range

NEWLY BUILT!! 2-BED LEGAL BASEMENT SUITE!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY!! OVER 4550 SQFT OF LIVING SPACE!! 7 BEDROOMS + 5 FULL BATHS!! TRIPLE ATTACHED GARAGE!! MAIN FLOOR BEDROOM & FULL BATH!! Step into this stunning new home offering luxury, space, and functionality in every corner. The main floor welcomes you with a spacious living area featuring a cozy fireplace, a beautiful kitchen with a large island, built-in appliances, and an additional spice kitchen for extra convenience. Abundant cabinetry and access to the backyard deck make it perfect for everyday living and entertaining. A main floor bedroom with a 3-piece bath adds flexibility as it can be used as office as well. Upstairs features 4 BEDROOMS and 3 FULL BATHS, including a PRIMARY BEDROOM with a 5PC ENSUITE BATH and walk-in closet. Two bedrooms share a stylish Jack & Jill 5PC BATH, while the fourth bedroom enjoys 4PC BATH. A bonus family room and open-to-below layout complete the upper level, along with laundry on the same floor for convenience. The LEGAL SUITE BASEMENT offers a SEPARATE ENTRANCE, 2 bedrooms, a 4-piece bath, a full kitchen, and a spacious rec room with ample storage, Laundry as well. Located close to Chestermere Lake, the Canal, schools, and shopping, this home combines comfort, style, and practicality in one incredible package. DON'T MISS THIS OPPORTUNITY TO OWN A HOME WITH LUXURY, SPACE, AND INCOME POTENTIAL!