



**GRASSROOTS**  
REALTY GROUP

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## 125 South Shore View Chestermere, Alberta

**MLS # A2269428**



**\$899,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | South Shores           |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 3,029 sq.ft.           | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 5                |
| <b>Garage:</b>   | Triple Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.16 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard  |               |                  |

|                    |                           |                   |     |
|--------------------|---------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt                   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                      | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame, Wood Siding   | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -   |

**Features:** Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

OPEN HOUSE SAT JAN 17th & JAN 18th SUN 11th 1pm to 4pm. Welcome Home | Lakeside Community | Over 4300+SQFT | 6-Bedrooms | 5 Full-Bathrooms | Open Floor Plan | Dream Kitchen | Spice Kitchen | Triple car Garage | 2nd floor Laundry | Spacious Yard & Much More | This Extraordinary opportunity to own this newly built home in the new modern community of South Shore, with conveniently quick access to 16 AVE (HWY 1) & 17th AVE. This 2 storey home offers a noteworthy floor plan with extensive upgrades. The main floor features 9' ceilings, a full bedroom room/Den/Office with a full bathroom, an open concept kitchen with floor to ceiling cabinetry with a Grand kitchen Island, Quartz countertops through out the home, Upgraded stainless steel appliances, Spice Kitchen & a pantry, a spacious formal living room & Family room with a Fire place & Dining over looking the north facing yard and Second floor boasts to Bonus room, Master bedroom with a large 5 pc ensuite & a Walk-in closet, 3 Additional bedrooms with an additional 4pc bathroom, while two additional bedrooms share a Jack and Jill bathroom, laundry room. Downstairs-(basement) you will find Legal Suite with its separate entrance along with a large Rec/Family room, private capacious kitchen, 2 good sized bedrooms, 4pc Bath. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!