



GRASSROOTS
REALTY GROUP

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**268 South Shore View
Chestermere, Alberta**

MLS # A2272414



\$1,215,000

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,458 sq.ft.	Age:	2025 (1 yrs old)
Beds:	8	Baths:	6
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

NEW BUILD!! BACKING ONTO GREEN SPACE/PARK!! 9FT CEILINGS ON EVERY FLOOR!! TWO BASEMENT SECTIONS - 2-BED LEGAL SUITE WITH SEPARATE ENTRANCE + 1-BED/BAR FOR UPSTAIRS USE!! SEPARATE LAUNDRY!! 4850+ SQFT OF LUXURY LIVING!! 8 BED 6 BATHS!! TRIPLE ATTACHED GARAGE!! Welcome to a home that redefines luxury and practicality in one flawless design. Step inside to a breathtaking open-to-below living room, complete with a sleek gas fireplace and elegant modern finishes. The dining area flows seamlessly onto the back deck, letting you enjoy peaceful views of the green space right behind your home. The chef's kitchen is a dream: MASSIVE island, full wall cabinetry, premium built-ins, and a perfectly placed spice kitchen for all your cooking needs. There is also a hidden MDF-panelled door in the kitchen that opens directly into the spice kitchen. Just off the main area, you'll find a beautifully crafted open den-style space with stunning vertical panels — a modern architectural moment that sets this home apart. Still on the main floor is a full bedroom with a 3-piece bath. Head upstairs to FOUR spacious bedrooms and THREE full baths. The PRIMARY BEDROOM is your private retreat with a gorgeous 4-pc ensuite and walk-in closet. Another bedroom enjoys its own 3-pc ensuite, while the remaining two bedrooms share a well-designed 4-pc bath — with one having direct access. A stylish family room, the open-to-below space, and the laundry room is conveniently on this level. Now the BASEMENT - this is where this home becomes next level. One side features a 2-BED LEGAL SUITE with a separate entrance, full kitchen, large Rec room, and its own laundry, perfect for extended family or rental potential. The second section offers a huge Rec room, a custom bar, a full bedroom, and a

3-pc bath, giving the upper level its own luxurious entertainment space. Outside, enjoy your private backyard with deck, backing directly onto green space for extra privacy and tranquility. The TRIPLE attached garage includes a side door. This home delivers luxury, space, and smart planning in every corner. A masterpiece in South Shores — where elegance meets comfort, and every detail feels just right. A home built to impress and designed to be lived in beautifully.