



**GRASSROOTS**  
REALTY GROUP

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**95 South Shore Road  
Chestermere, Alberta**

**MLS # A2275992**



**\$1,179,900**

<b>Division:</b>	South Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,272 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** N/A

Brand new build in South Shore with 7-BEDROOM AND 6 BATHROOMS BACKING ONTO A GREEN SPACE/PARK. This home offers over 4600 square feet of living space with LUXURY FINISHES ALL AROUND and 9 FOOT CEILINGS THROUGHOUT THE WHOLE HOUSE. The main floor welcomes you with a DINING ROOM, LIVING ROOM, UPGRADED KITCHEN with a end to end balcony, the kitchen leads into a SPICE KITCHEN which has an ADDITIONAL DISHWASHER AND FRIDGE, and you also have a PANTRY. You have a NANNY SUITE ON THE MAIN FLOOR with a closet and a 3-PIECE ENSUITE. The mudroom leads to a triple-car garage, and you have another two-piece bathroom on the main floor. Upstairs you have a LARGE BONUS ROOM, the primary bedroom has a large WALK-IN CLOSET AS WELL AS A 5-PIECE ENSUITE and a BALCONY. Upstairs also has an additional 3 bedrooms, one with a jack-and-jill bathroom and the other with its own 3-piece bathroom. You have a LAUNRY ROOM UPSTAIRS WITH A SINK AND CABINETRY. The basement is a FULL DEVELOPED LEGAL SECONDARY SUITE WITH A SEPARATE ENTRANCE, a full kitchen with another dishwasher, recreation room, 2 additional bedrooms, one full bathroom and a second laundry room. Do not miss out on this beautiful home!