



**95 South Shore Road
Chestermere, Alberta**

MLS # A2279922



\$1,169,900

Division: South Shores

Type: Residential/House

Style: 2 Storey

Size: 3,272 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 7 **Baths:** 5 full / 1 half

Garage: Triple Garage Attached

Lot Size: 0.12 Acre

Lot Feat: Back Yard, Backs on to Park/Green Space

Heating: Forced Air

Water: -

Floors: Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Aluminum Siding, Concrete, Wood Frame

Zoning: R-1

Foundation: Poured Concrete

Utilities: -

Features: 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 CABINTRY. 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!