



GRASSROOTS
REALTY GROUP

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**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 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!