



GRASSROOTS
REALTY GROUP

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**23 South Shore Road
Chestermere, Alberta**

MLS # A2286680



\$1,049,900

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,027 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

NEW BUILD!! BACKING ONTO GREEN SPACE!! SEPARATE ENTRANCE TO BASEMENT!! 4000+ SQFT OF LIVING AREA!! MAIN FLOOR BED & BATH!! 7 BEDROOMS & 5 BATHS!! OPEN-TO-BELOW LIVING ROOM!! Welcome to a home that feels like every chapter gets better than the last! The main floor greets you with a bright living area with a gas fireplace and HUGE WINDOWS, flowing into a breakfast nook with access to the BACKYARD DECK overlooking green space. The kitchen is a full showstopper — massive cabinetry, built-in features, a BIG island, and a full SPICE KITCHEN for extra convenience. A flex room sits up front, perfect as a bedroom or office, paired with a 4PC bath on this level. Head upstairs to find 4 BEDROOMS & 3 BATHS, all thoughtfully connected — every room has direct access to a bathroom! The PRIMARY BEDROOM features a 5PC ensuite and walk-in closet. Two bedrooms share a Jack & Jill 4PC bath, while the fourth bedroom has a walk-in closet & its own 3PC bath, which also opens to the hallway. Upper-floor laundry, a cozy BONUS/FAMILY AREA, and the stunning OPEN-TO-BELOW complete this gorgeous level. The SEPARATE ENTRANCE BASEMENT brings even more space — 2 bedrooms, a 4PC bath, a HUGE rec room, and a WET BAR. Backing onto GREEN SPACE & WALKING PATH, with a backyard DECK, this home blends luxury, functionality, and a little everyday drama in the best way possible. A HOME WHERE EVERY LEVEL TELLS A STORY — AND EVERY STORY FEELS LIKE AN UPGRADE.