



**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.