



**139 South Shore Road
Chestermere, Alberta**

MLS # A2286744



\$1,169,900

Division: South Shores

Type: Residential/House

Style: 2 Storey

Size: 3,410 sq.ft. **Age:** 2026 (0 yrs old)

Beds: 7 **Baths:** 5 full / 2 half

Garage: Triple Garage Attached

Lot Size: 0.12 Acre

Lot Feat: Back Yard, Corner Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Vinyl Siding

Zoning: RC-1

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)

Inclusions: Dishwasher, Gas Cooktop, Hood Fan x3, Refrigerator, Microwave, Built-In Oven, Gas Range, Washer, Dryer,

NEW BUILT!! IN SOUTH SHORES!! NEAR CHESTERMERE LAKE!! CORNER LOT!! LEGAL SUITE BASEMENT!! SEPARATE ENTRANCE!! TRIPLE ATTACHED GARAGE!! SEPARATE LAUNDRY!! 3 MASTER BEDROOMS!! 7 BED / 5 FULL BATHS!! MAIN FLOOR MASTER!! This beautifully designed corner-lot home in South Shores offers space, luxury, and income potential —; all in one. The main floor features a bright family area with gas fireplace, a stunning kitchen with huge island, built-in features, full-height cabinetry, pantry, and a spice kitchen. A rare main-floor primary bedroom with 3PC ENSUITE plus a 2PC powder room completes this level. Upstairs offers 4 SPACIOUS BEDROOMS & 3 FULL BATHS, including a grand primary suite with walk-in closet and 5PC ensuite, another bedroom with its own 4pc ensuite, and two more bedrooms sharing a convenient 5PC bath. Upper-floor laundry adds everyday convenience. The LEGAL SUITE BASEMENT WITH SEPARATE ENTRANCE includes 2 bedrooms, a full kitchen, rec area, SEPARATE LAUNDRY, and 1.5 BATH. Finished with a clean, modern colour theme throughout. AN INCREDIBLE OPPORTUNITY NEAR CHESTERMERE LAKE —; LUXURY, SPACE & LEGAL SUITE ALL IN ONE HOME!!