



GRASSROOTS
REALTY GROUP

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**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,		
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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!!