



**474 South Shore Drive  
Chestermere, Alberta**

**MLS # A2291959**



**\$1,829,900**

<b>Division:</b>	South Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,131 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Lake, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance		

**Inclusions:** N/A

**NEW BUILD!! IN SOUTH SHORE!! BACKING ONTO CHESTERMERE LAKE!! NEXT TO WALKING PATH!! 4100+ SQFT OF LIVING SPACE!! TRIPLE ATTACHED GARAGE!! WALKOUT BASEMENT!! BEDROOM WITH ENSUITE ON MAIN FLOOR!! 4 MASTER BEDROOMS!! SPICE KITCHEN & PANTRY!!** Welcome to this impressive lake-backing home in the sought-after community of South Shore. Offering over 4100+ SQFT of living space, this home combines luxury, functionality, and an unbeatable location next to scenic walking paths and Chestermere Lake. Entering the main floor, you are greeted by a spacious living area, dining area, and a family room featuring a gas fireplace. The nook provides access to the backyard deck overlooking the lake, creating the perfect indoor-outdoor flow. The kitchen is designed for both everyday living and entertaining, featuring a large island, extensive cabinetry, SPICE KITCHEN, and a walk-in pantry. The main level also includes a BEDROOM WITH 3PC ENSUITE. A 2PC bathroom is conveniently located on the main floor, and there is an additional 2PC bathroom in the triple attached garage. Heading upstairs, you will find 4 BEDROOMS AND 4 BATHROOMS, including a spacious PRIMARY BEDROOM WITH ENSUITE. Two additional bedrooms feature their own 3PC ENSUITES, while another bedroom includes a 5PC BATH. This level also offers a BONUS ROOM, a LAUNDRY ROOM, and an impressive OPEN TO BELOW area that adds to the home's grand feel. Located in the desirable community of South Shore, this property offers DIRECT LAKE BACKING AND ACCESS TO WALKING PATHS, making it a rare opportunity to own a luxury lake lifestyle in Chestermere. RARE LAKE-BACKING OPPORTUNITY &mdash; EXPERIENCE SOUTH SHORE LIVING AT ITS FINEST!!