



**GRASSROOTS**  
REALTY GROUP

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**980 South Shore Terrace  
Chestermere, Alberta**

**MLS # A2293246**



**\$593,250**

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**Division:** South Shores

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**Lot Size:** 0.14 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** R-1

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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An incredible opportunity awaits to build your dream home and start enjoying lakefront living in South Shores on Chestermere Lake! This unique offering allows you to build your custom home on an oversized walkout lot spanning 54'x116' that backs onto the lake with an environmental reserve ensuring that there is never anything between you and your sweeping lake views! Perfectly positioned along the shores of Chestermere Lake, this property provides a tranquil living environment with year round views in a private and serene setting. Imagine a custom-built estate that has been designed to your exact aesthetic, where walls of glass frame stunning sunsets, and expansive outdoor living spaces seamlessly blend with the lakefront landscape. From a dream chef's kitchen to an open concept design that is perfect for entertaining, this lot provides endless potential for your custom build. Whether you're looking to downsize without compromise or build your dream family home, this is the perfect opportunity to make your dreams become a reality. South Shore is Chestermere's premier lakefront enclave, offering the perfect balance of natural beauty and modern convenience. With parks, pathways, and thoughtfully planned amenities nearby, and downtown Calgary only minutes away, this location is ideal for those who value both tranquility and accessibility while maintaining the small-town-feel. Opportunities to acquire a property of this caliber are exceedingly rare. This is your opportunity to build the home of your dreams in one of the most coveted locations within the community. \*\*Please note: Photos included in the listing are for inspiration purposes only and the exact home and finishes will vary based on selections made by the buyer through the builder.