

780-832-5880

cord@gpremax.com

## 23 South Shore Road Chestermere, Alberta

MLS # A2271708



\$1,099,999

| Division: | South Shores           |        |                  |  |  |  |
|-----------|------------------------|--------|------------------|--|--|--|
| Type:     | Residential/Hou        | ıse    |                  |  |  |  |
| Style:    | 2 Storey               |        |                  |  |  |  |
| Size:     | 3,027 sq.ft.           | Age:   | 2025 (0 yrs old) |  |  |  |
| Beds:     | 6                      | Baths: | 5                |  |  |  |
| Garage:   | Triple Garage Attached |        |                  |  |  |  |
| Lot Size: | 0.12 Acre              |        |                  |  |  |  |
| Lot Feat: | Back Yard              |        |                  |  |  |  |
|           |                        |        |                  |  |  |  |

| Floors:See RemarksSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:FullLLD:-Exterior:Brick, Stone, Vinyl SidingZoning:RC1Foundation:Poured ConcreteUtilities:- | Heating:    | Forced Air, Natural Gas    | Water:     | -   |
|--|-------------|----------------------------|------------|-----|
| Basement: Full LLD: - Exterior: Brick, Stone, Vinyl Siding Zoning: RC1   | Floors:     | See Remarks                | Sewer:     | -   |
| Exterior: Brick, Stone, Vinyl Siding Zoning: RC1   | Roof:       | Asphalt Shingle            | Condo Fee: | -   |
|  | Basement:   | Full                       | LLD:       | -   |
| Foundation: Poured Concrete Utilities: -   | Exterior:   | Brick, Stone, Vinyl Siding | Zoning:    | RC1 |
| Tourist Tourist Control  | 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.