

95 South Shore Road  
Chestermere, Alberta

MLS # A2279922



**\$1,169,900**

**Division:** South Shores

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 3,272 sq.ft. **Age:** 2025 (1 yrs old)

**Beds:** 7 **Baths:** 5 full / 1 half

**Garage:** Triple Garage Attached

**Lot Size:** 0.12 Acre

**Lot Feat:** Back Yard, Backs on to Park/Green Space

**Heating:** Forced Air

**Water:** -

**Floors:** Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Aluminum Siding, Concrete, Wood Frame

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry

**Inclusions:** N/A

Brand new build in South Shore with 7-BEDROOM AND 6 BATHROOMS BACKING ONTO A GREEN SPACE/PARK. This home offers over 4600 square feet of living space with LUXURY FINISHES ALL AROUND and 9 FOOT CEILINGS THROUGHOUT THE WHOLE HOUSE. The main floor welcomes you with a DINING ROOM, LIVING ROOM, UPGRADED KITCHEN with a end to end balcony, the kitchen leads into a SPICE KITCHEN which has an ADDITIONAL DISHWASHER AND FRIDGE, and you also have a PANTRY. You have a NANNY SUITE ON THE MAIN FLOOR with a closet and a 3-PIECE ENSUITE. The mudroom leads to a triple-car garage, and you have another two-piece bathroom on the main floor. Upstairs you have a LARGE BONUS ROOM, the primary bedroom has a large WALK-IN CLOSET AS WELL AS A 5-PIECE ENSUITE and a BALCONY. Upstairs also has an additional 3 bedrooms, one with a jack-and-jill bathroom and the other with its own 3-piece bathroom. You have a LAUNRY ROOM UPSTAIRS WITH A SINK AND CABINETRY. The basement is a FULL DEVELOPED LEGAL SECONDARY SUITE WITH A SEPARATE ENTRANCE, a full kitchen with another dishwasher, recreation room, 2 additional bedrooms, one full bathroom and a second laundry room. Do not miss out on this beautiful home!