

# \$1,169,900 - 22 South Shore Road, Chestermere

MLS® #A2194915

**\$1,169,900**

7 Bedroom, 7.00 Bathroom, 3,450 sqft

Residential on 0.12 Acres

South Shores, Chestermere, Alberta

ONE OF A KIND NEW BUILD IN SOUTH SHORE \*\*\* 9FT CEILINGS ON ALL THREE FLOORS \*\*\* 4750+ SQFT LIVING SPACE (JUST UNDER 3450 SQFT ABOVE GRADE) \*\*\* 7 BEDROOMS, 5 FULL BATHS, 2 HALF BATHS & ATTACHED TRIPLE GARAGE - TONS OF UPGRADES INCLUDING MAIN FLOOR BEDROOM & ENSUITE, SPICE KITCHEN, 2 MASTERS, 6 OF 7 BEDROOMS HAVE THEIR OWN W.I.C, FULLY FINISHED BASEMENT FEATURING REC ROOM WITH WET BAR, TRAY CEILINGS, BUILT-IN FEATURES AND MORE - Simple and functional Floorplan - Main floor offers a half bath, formal dining (can be used as second living room), family room with fireplace, dining with access to your deck and the kitchen that is fully equipped with Quartz Countertops, Modern Appliances (as per builder spec), Oversized Island, SPICE KITCHEN and WALK IN PANTRY for additional storage. The highlight of the main floor is the MAIN FLOOR BEDROOM WITH ITS OWN ENSUITE (perfect for families with elderly individuals) - Usage of living space on the upper level is immaculate, featuring a bonus room with built-in, 4 Bedrooms and 3 FULL baths. Of the 4 bedrooms, 2 are masters. The Grand Master boasts TRAY CEILINGS, 5 PC ENSUITE AND A HUGE W.I.C!! The second master offers a 4 PC ENSUITE and W.I.C! The laundry feature is conveniently located on the upper level. The basement is FULLY FINISHED!!! Offering a rec room with WET BAR, 2 bedrooms with



W.I.C(s), FULL Bath and Half Bath! The WET BAR will have upper cabinets installed by the builder and the wet bar can be turned into illegal or legal suite (subject to approval from city)

Built in 2025

### Essential Information

MLS® #	A2194915
Price	\$1,169,900
Bedrooms	7
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	3,450
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	22 South Shore Road
Subdivision	South Shores
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2Y4

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Walk-In
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	Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Electric Stove, Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Interior Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 14th, 2025
Days on Market	87
Zoning	R-1

## Listing Details

Listing Office	Real Broker
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