



**18 South Shore Road  
Chestermere, Alberta**

**MLS # A2290620**



**\$1,118,800**

<b>Division:</b>	South Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,286 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RC1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Built-in Refrigerator, Dishwasher x2, Built-in Oven, Microwave, Gas Cooktop, Gas Range, Range Hood x3, Washer, Dryer, Refrigerator, Range

**NEWLY BUILT!! 2-BED LEGAL BASEMENT SUITE!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY!! OVER 4550 SQFT OF LIVING SPACE!! 7 BEDROOMS + 5 FULL BATHS!! TRIPLE ATTACHED GARAGE!! MAIN FLOOR BEDROOM & FULL BATH!!** Step into this stunning new home offering luxury, space, and functionality in every corner. The main floor welcomes you with a spacious living area featuring a cozy fireplace, a beautiful kitchen with a large island, built-in appliances, and an additional spice kitchen for extra convenience. Abundant cabinetry and access to the backyard deck make it perfect for everyday living and entertaining. A main floor bedroom with a 3-piece bath adds flexibility as it can be used as office as well. Upstairs features 4 BEDROOMS and 3 FULL BATHS, including a PRIMARY BEDROOM with a 5PC ENSUITE BATH and walk-in closet. Two bedrooms share a stylish Jack & Jill 5PC BATH, while the fourth bedroom enjoys 4PC BATH. A bonus family room and open-to-below layout complete the upper level, along with laundry on the same floor for convenience. The LEGAL SUITE BASEMENT offers a SEPARATE ENTRANCE, 2 bedrooms, a 4-piece bath, a full kitchen, and a spacious rec room with ample storage, Laundry as well. Located close to Chestermere Lake, the Canal, schools, and shopping, this home combines comfort, style, and practicality in one incredible package. **DON'T MISS THIS OPPORTUNITY TO OWN A HOME WITH LUXURY, SPACE, AND INCOME POTENTIAL!**