



GRASSROOTS
REALTY GROUP

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**91 South Shore Road
Chestermere, Alberta**

MLS # A2294110

\$1,160,000



| | | | |
|------------------|------------------------------|---------------|------------------|
| Division: | South Shores | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,277 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 4 | Baths: | 4 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | See Remarks | Water: | - |
| Floors: | Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Other | LLD: | - |
| Exterior: | See Remarks | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Open Floorplan, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: N/A

This home is currently under construction. Photos are for representation purposes only and are not of the actual property. Finishes, features, and specifications may vary. Welcome to the Aurora Model, a stunning brand new 2026-built luxury home offering over 3,200 SQFT of thoughtfully designed living space, where elegance, functionality, and customization come together seamlessly. Featuring 4+1 bedrooms, 4 full bathrooms, and a triple-car garage, this home is ideal for families seeking both comfort and upscale living in a modern, open-concept design. From the moment you step inside, you are greeted by a breathtaking open-to-below layout that creates a grand, airy atmosphere and fills the home with natural light. The main floor has been carefully designed to balance everyday living with entertaining, offering multiple living areas, including a spacious family room, a formal dining space, and an additional flex/living room that can be tailored to your lifestyle—whether as a home office, guest space, or secondary lounge. At the heart of the home is a beautifully appointed kitchen, complemented by a premium spice kitchen, providing both functionality and convenience for those who love to cook or entertain. The seamless flow between the kitchen, dining, and living spaces makes this home perfect for hosting gatherings while maintaining a warm and inviting feel. Upstairs, you’ll find a well-designed layout featuring a generous bonus room, perfect for a media area or family retreat. The primary bedroom serves as a private sanctuary, complete with a spacious walk-in closet and a spa-inspired ensuite. The additional bedrooms are all generously sized, offering flexibility for growing families, guests, or home office setups, with easy access to well-appointed bathrooms. One of the most exciting features of the Aurora model is the opportunity to fully

customize your basement in collaboration with the builder. Whether you envision a legal suite, additional bedrooms, a home gym, entertainment space, or a private retreat, the possibilities are endless. This flexibility allows you to maximize both functionality and long-term value. In addition, buyers have the unique opportunity to choose their own finishes throughout the home, allowing you to personalize everything from cabinetry and countertops to flooring, lighting, and more. This is truly a chance to create a home that reflects your personal style while enjoying the quality craftsmanship of a brand-new build. The triple-car garage provides ample space for vehicles, storage, and recreational needs, making it perfect for families with multiple cars or those needing extra room for tools and equipment. Located in a desirable and growing community, this home offers convenient access to schools, parks, shopping, and everyday amenities while maintaining a peaceful residential feel. The Aurora model is more than just a home—it's a fully customizable luxury experience. Don't miss your opportunity to own a brand new 2026-built home design