



GRASSROOTS

REALTY GROUP

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**952 SOUTH SHORE Terrace
Chestermere, Alberta**

MLS # A2299862



\$1,799,900

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,629 sq.ft.	Age:	2026 (0 yrs old)
Beds:	8	Baths:	6 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Lake, No Neighbours Behind, Rectangular Lot, Sloped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: NONE

Experience Elevated Lakeside Living in this Timeless Estate Residence, Masterfully Crafted by the Multi-Award-Winning Builder "EDGE LUXURY HOMES". Perfectly positioned on a Rare Lakefront Lot in the highly sought-after new Community of South Shore in Chestermere, This Exceptional Home offers 180-Degree Unobstructed Lake views from all Three Levels. Featuring Over 5300 Sq Ft Luxury Living Space on three levels with 8 Bedrooms & 7 Bathrooms, With 4 Sitting Areas to Entertain And Designed to Impress. This executive home features a Fully Developed Walk-Out Basement with a Legal Suite and Showcases Premium Upgrades Throughout—Seamlessly blending Luxury, Comfort, and Functionality. From the moment you step into the Grand Foyer, you are welcomed by soaring 20-foot ceilings, Expansive windows, and an abundance of natural light that highlights the Home's Elegant Finishes and Breathtaking Surroundings. The Open-Concept main floor is ideal for both everyday Living and Entertaining. A Stunning Family Room with a statement Fireplace anchors the space, while the Formal Dining area offers the perfect setting for hosting. The Gourmet Kitchen is a Chef's Dream, Complete with Top-Of-The-line Stainless Steel Appliances, Full-Height Custom Cabinetry, A Large Central Island, and an adjoining Spice Kitchen with a walk-in pantry. Enjoy seamless indoor-outdoor living with Oversized Patio Doors leading to a Massive Wraparound Deck—partially covered for year-round enjoyment—Overlooking The Serene Lake. The main level also features a Spacious Bedroom with a Private 3-piece ensuite, Along with a Stylish 2-piece Powder Room. Upstairs, retreat to the Luxurious Primary suite, featuring a private Balcony with Panoramic Lake views, A Spa-inspired ensuite with a Soaker Tub,

Oversized Glass Shower, Dual Vanities, and Designer Italian Tile, as well as a generous walk-in closet. This level also includes Three Additional Bedrooms—One with its own Ensuite, while the other two share a beautifully appointed bathroom—Along with a Bonus Room, convenient upper-level Laundry, and Two Striking Open-To-Below Spaces that Enhance the home's Grand Architectural Design. The Fully Finished Walk-Out Basement offers exceptional Versatility. One side features a Legal Two-Bedroom Suite with a Full Kitchen, Living Area, Bathroom, and walk-in pantry—ideal for Extended Family or Rental Income. The other side is designed as a private Owner's Retreat, complete with a Recreation/Theatre Room, Wet Bar, Full Bathroom, and an additional Bedroom. Completing this remarkable property is an oversize Triple Attached Garage, Professional landscaping, and a Sun-Filled South-Facing front that Maximizes Light and Warmth. Ideally located just minutes from Schools, Shopping, Parks, and all Amenities, This home Offers A Rare Opportunity to Own a Premier Lakefront Property in one of Chestermere's Most Desirable Communities.