



**973 South Shore Terrace  
Chestermere, Alberta**

**MLS # A2304064**

**\$1,458,000**



<b>Division:</b>	South Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,124 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Wet Bar		

**Inclusions:** N/A

Step into a home that feels curated and luxurious, with European influence, soft lines, warm textures, and elevated by striking architectural details. Welcome to 973 South Shore Terrace. A is a fully finished, air-conditioned masterpiece offering over 4,400 sq ft with 7 bedrooms, 6 bathrooms, a main-floor bedroom with an ensuite and an additional powder room, a main-floor office or traditional living room, a spice kitchen, and an oversized garage. The main floor is designed to impress with a bright, open layout and engineered hardwood floors that span the entire space. The kitchen takes centre stage with floor-to-ceiling cabinetry, a spacious waterfall island, and a sleek stainless steel appliance package that will please the home's chef, along with an attached spice kitchen featuring a gas range and additional prep space. The space flows naturally into the dining and living areas, perfect for entertaining, while the two-story great room boasts striking windows that flood the space with natural light, anchored by a stunning focal-point fireplace. Just off the main living area, a private office offers the perfect balance of productivity and quiet. The main-floor bedroom, complete with an ensuite bath, provides exceptional convenience, while the additional powder room on this level adds to the home's functional design. The mudroom and ample storage keep all your essentials organized with access from the oversized garage. Upstairs, the space opens beautifully with an airy "open-to-below" feature that adds both drama and light. The primary suite feels like a boutique hotel retreat, complete with a spacious walk-in closet and a spa-inspired ensuite designed for unwinding at the end of the day. The additional three bedrooms upstairs all feature walk-in closets, with two of the bedrooms sharing a luxurious 5-piece ensuite. An additional full bathroom functions perfectly for the third

bedroom, while a convenient laundry room completes the upper level, making everyday chores a breeze. The fully finished basement extends the living space even further, featuring a wet bar, the 6th and 7th bedrooms, and a full bathroom. This lower level also has its own separate entrance, adding flexibility for guests or multi-generational living arrangements. Whether it's movie nights, a home gym, or a games area, this space is designed to adapt to your lifestyle. Every inch of this home has been carefully considered from the flow to the finishes, creating a space that feels elevated yet livable, polished and welcoming. Living in South Shore, Chestermere is one of the most sought-after communities, offering a lifestyle hard to replicate. With the lake just minutes away, you'll spend summers on the water, paddleboarding, boating, or simply enjoying sunset walks along the shoreline. The community is thoughtfully planned with pathways, parks, and green spaces woven throughout, creating a true neighborhood feel. Quick access to Calgary makes commuting easy