



GRASSROOTS
REALTY GROUP

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**180 South Shore
Chestermere, Alberta**

MLS # A2305207



\$1,159,900

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,214 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Central, Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s)		

Inclusions: N/A

LUXURY LIVING | CANAL BACKING | 50 X 114 WALKOUT LOT | 2 MASTER BEDROOMS | 9 FEET CEILINGS THROUGHOUT !!
 Discover the pinnacle of lakeside living in this exquisite two-story residence, exhibiting show-home caliber finishes and ideally poised on a premium walkout parcel backing onto a canal within the lake community of South Shore. Masterfully architected to harmonize sophistication, volume, and utility, this distinguished property boasts four generously appointed bedrooms, three and a half bathrooms, a private executive office, and an abundance of bespoke upgrades. Upon entry you are greeted by spacious foyer, an office and two refined dining spaces. At the residence's core, the soaring open-to-above family room commands attention, featuring a warm natural gas fireplace and a striking architectural glass staircase. The chef-caliber primary kitchen is a culinary masterpiece, outfitted with premium integrated appliances and an oversized refrigerator, flawlessly complemented by a fully equipped, enclosed spice kitchen featuring a gas range. Ascending to the upper level, the expansive floor plan reveals a versatile bonus room complete with custom built-in media cabinetry, a thoughtfully designed laundry room and a primary bedroom with a spa-inspired five-piece ensuite. Family and guests are effortlessly accommodated, as two additional well-appointed bedrooms share a meticulously designed Jack-and-Jill bathroom, while a substantial fourth bedroom benefits from its own private full bathroom. Both master bedrooms plus additional bedroom comes with MDF Shelving -walk in closets. The luminous walkout lower level features a dedicated rear entrance nine foot ceiling and large windows, presenting an exceptional blank canvas to curate a bespoke entertainment space. Externally, indulge in sweeping water vistas from the

expansive glass-railed deck, The triple-car garage exterior has hardy board and metal cedar rendering , offers ample parking impart an arresting curb appeal, culminating this superlative offering.