



GRASSROOTS
REALTY GROUP

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180 South Shore
Chestermere, Alberta

MLS # A2317949



\$1,095,000

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.