



**466 South Shore Drive
Chestermere, Alberta**

MLS # A2319830



\$635,000

Division:	South Shores		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,772 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lake		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

Welcome to 466 South Shore Drive in Chestermere, a beautifully crafted lake-view home built by Alliston at Home, featuring the thoughtfully curated Dahlia Design Package and offering 1,772 square feet of stylish, functional living space. Designed with modern families in mind, the bright open-concept main floor seamlessly connects the kitchen, dining area, and great room, creating the perfect setting for everyday living and entertaining. Large windows fill the home with natural light while showcasing views of the surrounding community and nearby lake. The stunning kitchen is highlighted by White Smoke shaker cabinetry, a contrasting Maple O'l Gray island, Whistler Gold quartz countertops, champagne bronze hardware and fixtures, designer tile backsplash, and a premium Whirlpool stainless steel appliance package. A convenient 2-piece powder room completes the main level. Upstairs, you'll find a spacious primary retreat featuring a walk-in closet and private 3-piece ensuite finished with quartz countertops, elegant cabinetry, and designer lighting. Two additional bedrooms provide ample space for family, guests, or a home office, while a full 4-piece bathroom and convenient upper-level laundry room add everyday functionality. Luxury vinyl plank flooring throughout the main living areas, modern lighting selections, upgraded finishes, and Alliston's quality craftsmanship create a warm and inviting atmosphere throughout the home. The attached garage and front-drive design offer excellent curb appeal and practical convenience. Located in the sought-after South Shore community, residents enjoy easy access to Chestermere Lake, scenic pathways, parks, playgrounds, schools, and future shopping and amenities. Experience the perfect balance of small-town charm and city convenience, just minutes from Calgary. Whether you're looking for your

first home, a growing family home, or an opportunity to enjoy Chestermere's coveted lake lifestyle, this beautifully appointed property is one you won't want to miss. *Photos are representative, colours and finishes may vary. Area size was calculated by applying the RMS to the blueprints provided by the builder.*