



GRASSROOTS
REALTY GROUP

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99 South Shore Road
Chestermere, Alberta

MLS # A2325391



\$1,098,800

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,206 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Refrigerator x3, Dishwasher, Gas Cooktop, Gas Range, Range Hood x2, Built-in Oven, Microwave, Wine Fridge, Washer, Dryer

NEW BUILD!! BACKING ONTO GREEN SPACE!! TRIPLE ATTACHED GARAGE!! SEPARATE ENTRANCE!! OVER 3200 SQFT OF LIVING AREA!! MAIN FLOOR BED & FULL BATH!! SPICE KITCHEN!! 5 BEDROOMS & 4 BATHS!! Step inside to a bright and spacious foyer that opens to a versatile main floor bedroom, can be used as office as well and a full 3pc bath. The main level features an elegant dining area, a chef's kitchen with a large island, custom cabinetry, stainless steel appliances and a spice kitchen for added convenience! The living room is warm and inviting with a gas fireplace and large windows overlooking the green space backyard! Upstairs offers 4 bedrooms and 3 full baths, including a luxurious PRIMARY BEDROOM with a 5PC ENSUITE BATH and walk-in closet. Two bedrooms share a Jack & Jill 4pc bath, while the fourth bedroom enjoys its own private 3pc bath. A bonus area overlooks the open-to-below space, perfect for family room or kids' lounge, plus laundry is conveniently located on the same floor. Located in the heart of Chestermere, close to the lake, schools, parks, and shopping — this home combines comfort, style, and a prime location. DON'T MISS YOUR CHANCE TO MAKE IT YOURS!!