



**GRASSROOTS**  
REALTY GROUP

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90 South Shore Road  
Chestermere, Alberta

MLS # A2326577



**\$1,026,900**

|           |                            |        |                  |
|-----------|----------------------------|--------|------------------|
| Division: | South Shores               |        |                  |
| Type:     | Residential/House          |        |                  |
| Style:    | 2 Storey                   |        |                  |
| Size:     | 2,565 sq.ft.               | Age:   | 2026 (0 yrs old) |
| Beds:     | 7                          | Baths: | 4                |
| Garage:   | Triple Garage Attached     |        |                  |
| Lot Size: | 0.13 Acre                  |        |                  |
| Lot Feat: | Back Yard, Rectangular Lot |        |                  |

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

Inclusions: N/A

NEW BUILD IN SOUTH SHORE!! SEPARATE ENTRANCE TO LEGAL SUITE BASEMENT!! MAIN FLOOR BEDROOM & FULL BATH!! TRIPLE ATTACHED GARAGE!! SPICE KITCHEN!! OVER 3380 SQFT OF DEVELOPED LIVING SPACE!! Welcome to this beautifully designed new home in the highly desirable lake community of South Shore! The main floor offers a bright and spacious living room with a cozy fireplace, a dining area, and a stunning kitchen featuring a large island, built-in appliances, ample cabinetry, and a fully equipped spice kitchen. This level also includes a BEDROOM and a 4PC BATHROOM, making it perfect for guests or multi-generational living. Upstairs, you'll find 4 MORE BEDROOMS, 3 FULL BATHROOMS, and a spacious bonus room. The primary bedroom features a generous walk-in closet and a luxurious 5PC ENSUITE. The second bedroom enjoys convenient access to a 4PC BATHROOM that is also accessible from the hallway, while the remaining two bedrooms share a Jack & Jill 4PC BATHROOM. The TRIPLE ATTACHED GARAGE provides plenty of room for vehicles and storage. Located in the sought-after lake community of South Shore, this home offers modern finishes, an exceptional layout, and easy access to parks, pathways, future amenities, and Chestermere Lake. A fantastic opportunity to own a brand-new home in one of Chestermere's fastest-growing communities!