



GRASSROOTS
REALTY GROUP

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**39 South Shore Road
Chestermere, Alberta**

MLS # A2326730



\$1,089,999

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,322 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: NONE

Welcome to the Meadow 2 by Sunview Custom Homes located at the beautiful community of south shore Chestermere. This elegant residence features approximately 3300sq. ft. of beautifully designed living space, offering 5 bedrooms, 4 bathrooms, bonus room, spice kitchen, Pantry, built-in appliances. featuring 9 feet ceilings on all 3 levels, open to below over foyer. This Lot Backing onto green space, with pathway leading to playground and lake. Main floor offers bedroom/den and full bathroom along with spice kitchen with built-in shelving, great size mud room, family room and dining room. Dura deck is good enough for all the summer barbecues and get together. The Epicurean Chef's Kitchen with waterfall island with the seating of six, built-in kitchen aid appliances. second floor included Primary bedroom which is Massive retreat with a boutique walk-in closet and feature wall as well as 5 piece spa inspired Ensuite with tub and oversize walk-in Shower. second master bedroom with 3 piece ensuite. 3rd bedroom with 3 piece bathroom and 4th bedroom with a built-in double size closet. all bedrooms include built-in closets. Great size bonus room to enjoy the family nights. Clear glass railing from main floor to second floor. Unfinished basement with the separate entrance door and rough-in for future bathroom is ready for your design ideas. This Home offers easy access to Chestermere Lake, scenic walking paths, parks, schools, and convenient commuting to Calgary.