



GRASSROOTS
REALTY GROUP

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**936 South Shore Terrace
Chestermere, Alberta**

MLS # A2328323



\$1,600,000

Division:	South Shores		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,852 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

Experience elevated bungalow living with The Silverberry, an exceptional pre-construction front drive home by Alliston at Home in the lakeside community of South Shore, Chestermere. Thoughtfully designed with luxury, functionality, and timeless style in mind, this beautifully crafted bungalow offers over 3,600 sq. ft. of developed living space, making it ideal for families, professionals, and those looking to enjoy the convenience of main-floor living without sacrificing room to entertain. Step inside to soaring raised ceilings and an open-concept floor plan where the spacious great room is anchored by a stunning fireplace and oversized windows that flood the home with natural light. The gourmet kitchen is a chef's dream, featuring premium appliances, quartz countertops throughout, a large island, walk-through pantry, and an adjoining dining area that opens onto the expansive covered rear deck—perfect for entertaining or relaxing outdoors. The main floor also offers a private office, convenient mudroom, laundry room, and a luxurious primary retreat complete with a spacious walk-in closet and spa-inspired 5-piece ensuite. The fully developed lower level extends your living space with two additional bedrooms, a large family room featuring a second fireplace and wet bar, a dedicated fitness room, full bathroom, and generous storage creating the perfect space for entertaining, overnight guests, or multigenerational living. Built for Alberta living, The Silverberry includes triple pane windows, engineered hardwood flooring, ceramic tile, and an oversized attached triple-car garage, delivering exceptional comfort, efficiency, and quality throughout. Nestled in the desirable community of South Shore, residents enjoy an unmatched lifestyle surrounded by walking paths, parks, playgrounds, green spaces, future schools, shopping, dining, and Chestermere.

Lake's year-round recreation. With quick access to Calgary, Stoney Trail, and Highway 1, you'll experience the perfect balance of lakeside tranquility and urban convenience.