



GRASSROOTS
REALTY GROUP

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**34 South Shore Bay
Chestermere, Alberta**

MLS # A2331523



\$1,034,000

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,970 sq.ft.	Age:	2025 (1 yrs old)
Beds:	7	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	Rc-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to this stunning 2-storey home offering nearly 2,970 sq ft of beautifully designed living space, built for families who demand functionality, luxury, and space, with a TOTAL OF 7 BEDROOMS across all levels. The main floor impresses with a MAIN FLOOR BEDROOM with a full 3-piece bathroom, and a functional mudroom off the garage. The heart of the home features a CHEF'S KITCHEN with a LARGE CENTRAL ISLAND, ample cabinetry, and a dedicated SPICE KITCHEN for all your culinary needs, plus a bright breakfast nook with backyard access, a separate dining area, and a spacious family room with a GAS FIREPLACE. Upstairs, the PRIMARY BEDROOM boasts a walk-in closet and a LUXURIOUS 5-PIECE ENSUITE. A second bedroom enjoys its OWN 4-PIECE ENSUITE, two additional bedrooms share a JACK & JILL BATHROOM, and a generous BONUS ROOM adds flexible living space. UPPER FLOOR LAUNDRY completes the level. The LEGAL SUITE BASEMENT, BUILT BY THE BUILDER, features a WALK-UP SEPARATE ENTRANCE, a games room, 2 bedrooms, a kitchen, and a 4-piece bathroom — ideal for rental income or extended family. Outside, enjoy a deck and backyard, with a TRIPLE ATTACHED GARAGE. Located close to parks, playgrounds, schools, shopping, and walking/bike paths. BOOK YOUR SHOWING TODAY!