



GRASSROOTS
REALTY GROUP

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70 South Shore Bay
Chestermere, Alberta

MLS # A2336364



\$1,099,900

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,120 sq.ft.	Age:	2023 (3 yrs old)
Beds:	7	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, No Back Lane, Paved, Rock		

Heating:	Central, Exhaust Fan, Humidity Control	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Wet Bar		
Inclusions:	STORAGE SHED, WALL HANGING TV STANDS, DRAPER RODS		

Welcome to this exceptional corner-lot home in the sought-after South Shore community of Chestermere, offering an impressive combination of space, luxury upgrades, functionality, and income potential. Situated on a 66' front corner lot one of the largest standard corner lots in the community, excluding pie-shaped lots this home stands out with its thoughtful design and extensive upgrades. The main floor features engineered hardwood/LVP flooring, 8-foot doors, MDF trim throughout, a striking feature wall in the living room, a gas fireplace, an oversized 8' x 4' island, an oversized double-door refrigerator, and a fully equipped spice kitchen. The full-size spice kitchen includes its own appliances and offers the same level of functionality as the main kitchen, making it perfect for large families and entertaining. The home also features triple-pane tinted windows with black trim, upgraded exterior lighting, exterior hardwood siding, and an elegant accent wall at the front. Upstairs, enjoy two generously sized primary bedrooms, each featuring its own ensuite, walk-in closet, and 5-piece bathroom. This unique layout provides exceptional flexibility for families, guests, or multigenerational living. Carpet flooring throughout the upper level and stairs adds warmth and comfort. The fully developed basement has been converted into a day home, creating an excellent opportunity for additional income. Depending on applicable approvals, licensing, and operating requirements, the day home may generate revenue that could offset a significant portion or potentially more of the property's mortgage costs. The basement also features carpet flooring and a soundproofed ceiling. The oversized double garage is equipped with a garage heater, EV charger, and upgraded electrical panel, making it ideal for EV owners and providing year-round comfort and functionality. Additional features include

central vacuum, a security system with cameras, air conditioning, fencing, and completed landscaping. Outside, the property is ready for entertaining, with a concrete pad already installed for a future gazebo, as well as a tool shed situated on its own concrete pad. Located in South Shore, Chestermere, residents enjoy a desirable lakeside lifestyle with access to parks, pathways, schools, shopping, dining, and recreation, while maintaining convenient access to Calgary. This is a rare opportunity to own a highly upgraded home on a premium corner lot, offering exceptional living space, extensive features, and significant income potential.