



GRASSROOTS
REALTY GROUP

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972 South Shore Terrace
Chestermere, Alberta

MLS # A2346506



\$1,799,900

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,488 sq.ft.	Age:	2026 (0 yrs old)
Beds:	7	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: Range Hood x2, Washer, Dryer, Wine Refrigerator x3

WELCOME TO SOUTH SHORE! This stunning NEW BUILD backs onto CHESTERMERE LAKE and offers an exceptional combination of luxury, space, and functionality with 7 BEDROOMS, 5 BATHROOMS, a TRIPLE ATTACHED GARAGE, and a SEPARATE-ENTRANCE WALKOUT BASEMENT. Step inside to a beautifully designed main floor featuring spacious living and dining areas, a bright breakfast nook with access to the rear deck, and a showstopping kitchen finished with premium details throughout. The kitchen features BUILT-IN APPLIANCES, a MASSIVE CENTRE ISLAND, ample cabinetry, and a separate SPICE KITCHEN—perfect for everyday living and entertaining. A MAIN-FLOOR BEDROOM and 3PC BATH add flexibility for guests or extended family. Upstairs, you’ll find FOUR BEDROOMS, including an impressive primary retreat complete with a private BALCONY, WALK-IN CLOSET, and luxurious 5PC ENSUITE. Two additional bedrooms share a convenient JACK & JILL 4PC BATH, while the fourth bedroom is located near another 4PC BATH. This level is completed by a dedicated LAUNDRY ROOM and spacious FAMILY/BONUS AREA. The WALKOUT BASEMENT offers even more living space with a HUGE REC ROOM, GYM ROOM, additional BONUS/FLEX ROOM, WET BAR, TWO BEDROOMS, and a 4PC BATH. With its beautiful lake-backing setting, thoughtfully designed layout, premium finishes, and incredible amount of living space, this brand-new South Shore home is one you won’t want to miss!