



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

103 South Shore Road
Chestermere, Alberta

MLS # A2348177



\$1,098,800

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,240 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	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: N/A

BACKING ONTO WALKING PATH & GREEN SPACE!! SEPARATE ENTRANCE TO BASEMENT!! TRIPLE ATTACHED GARAGE!! 5 BEDROOMS!! 4 FULL BATHROOMS!! MAIN FLOOR BEDROOM & FULL BATH!! OPEN TO BELOW!! Welcome to this stunning NEW BUILD in the sought-after community of South Shore! Step inside to a bright and spacious main floor featuring a beautiful living area with a fireplace, dining area, and a modern kitchen designed with a large island, built-in features, extensive cabinetry, and a pantry. This level also offers a BEDROOM and FULL BATHROOM. Heading upstairs, you'll find FOUR BEDROOMS along with an impressive OPEN-TO-BELOW design. The primary retreat features a spacious WALK-IN CLOSET and luxurious 5PC ENSUITE. Two additional bedrooms share a convenient JACK & JILL 4PC BATHROOM, while the fourth bedroom is located near another 4PC BATHROOM. A BONUS/FAMILY AREA and upper-floor LAUNDRY complete this level. The basement features a SEPARATE ENTRANCE!. Outside, enjoy the added privacy and open surroundings of BACKING ONTO A WALKING PATH & GREEN SPACE. Located in the growing community of SOUTH SHORE, just minutes from CHESTERMERE LAKE, parks, pathways, schools, shopping, and other amenities. A beautiful new home offering SPACE, FUNCTIONALITY, and an excellent LOCATION! THIS HOME QUALIFY FOR THE FIRST-TIME HOME BUYERS’ GST REBATE, SUBJECT TO ELIGIBILITY REQUIREMENTS!