



GRASSROOTS
REALTY GROUP

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952 SOUTH SHORE Terrace
Chestermere, Alberta

MLS # A2348243



\$1,699,000

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,629 sq.ft.	Age:	2026 (0 yrs old)
Beds:	8	Baths:	6 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Lake, No Neighbours Behind, Rectangular Lot, Sloped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: NONE

Experience Elevated Lakeside Living in this Timeless Estate Residence, Masterfully Crafted by the Multi-Award-Winning Builder "EDGE LUXURY HOMES". Perfectly positioned on a Rare Lakefront Lot in the highly sought-after new Community of South Shore in Chestermere, This Exceptional Home offers 180-Degree Unobstructed Lake views from all Three Levels. Featuring Over 5300 Sq Ft Luxury Living Space on three levels with 8 Bedrooms & 7 Bathrooms, With 4 Sitting Areas to Entertain And Designed to Impress. This executive home features a Fully Developed Walk-Out Basement with a Legal Suite and Showcases Premium Upgrades Throughout—Seamlessly blending Luxury, Comfort, and Functionality. Fully landscaped and beautifully done exposed concrete walkway to the legal suite, From the moment you step into the Grand Foyer, you are welcomed by soaring 20-foot ceilings, Expansive windows, and an abundance of natural light that highlights the Home's Elegant Finishes and Breathtaking Surroundings. The Open-Concept main floor is ideal for both everyday Living and Entertaining. A Stunning Family Room with a statement Fireplace anchors the space, while the Formal Dining area offers the perfect setting for hosting. The Gourmet Kitchen is a Chef's Dream, Complete with Top-Of-The-line Stainless Steel Appliances, Full-Height Custom Cabinetry, A Large Central Island, and an adjoining Spice Kitchen with a walk-in pantry. Enjoy seamless indoor-outdoor living with Oversized Patio Doors leading to a Massive Wraparound Deck—partially covered for year-round enjoyment—Overlooking The Serene Lake. The main level also features a Spacious Bedroom with a Private 3-piece ensuite, Along with a Stylish 2-piece Powder Room. Upstairs, retreat to the Luxurious Primary suite,

featuring a private Balcony with Panoramic Lake views, A Spa-inspired ensuite with a Soaker Tub, Oversized Glass Shower, Dual Vanities, and Designer Italian Tile, as well as a generous walk-in closet. This level also includes Three Additional Bedrooms—One with its own Ensuite, while the other two share a beautifully appointed bathroom—Along with a Bonus Room, convenient upper-level Laundry, and Two Striking Open-To-Below Spaces that Enhance the home’s Grand Architectural Design. The Fully Finished Walk-Out Basement offers exceptional Versatility. One side features a Legal Two-Bedroom Suite with a Full Kitchen, Living Area, Bathroom, and walk-in pantry—ideal for Extended Family or Rental Income. The other side is designed as a private Owner’s Retreat, complete with a Recreation/Theatre Room, Wet Bar, Full Bathroom, and an additional Bedroom. Completing this remarkable property is an oversize Triple Attached Garage, Professional landscaping, and a Sun-Filled South-Facing front that Maximizes Natural Light and Warmth. Ideally located just minutes from Schools, Shopping, Parks, and all Amenities, This home Offers A Rare Opportunity to Own a Premier Lakefront Property in one of Chestermere’s Most Desirable Communities.