



GRASSROOTS
REALTY GROUP

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**508 South Shore Link
Chestermere, Alberta**

MLS # A2349630

\$1,248,800

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,646 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

NEW BUILD IN SOUTH SHORE!! BACKING ONTO GREEN SPACE!! SEPARATE ENTRANCE TO BASEMENT!! 3,640+ SQFT OF LIVING SPACE!! 5 BEDROOMS!! 4 FULL BATHROOMS!! BEDROOM & FULL BATH ON MAIN FLOOR!! TRIPLE ATTACHED GARAGE!! OPEN TO BELOW!! 9' CEILINGS with 8' DOORS!! Welcome to this stunning home with beautifully designed living space with a functional and spacious floor plan. Step inside to a bright main floor featuring an impressive OPEN-TO-BELOW design and a spacious living area with a fireplace. The dining area flows into the beautifully upgraded kitchen, complete with a large island, built-in appliances, extensive cabinetry, upgraded countertops with matching backsplash, a SPICE KITCHEN and pantry. A BEDROOM AND FULL BATHROOM on the main floor provide flexibility. The upgraded mudroom offers plenty of built-in storage along with a bench. Upstairs features 4 BEDROOMS and 3 FULL BATHROOMS. The spacious primary bedroom includes a luxurious 5PC ENSUITE and WALK-IN CLOSET with upgraded MDF built-ins. Two additional bedrooms share a JACK & JILL 4PC BATHROOM, while the fourth bedroom has access to another 4PC BATHROOM. This level is completed by a convenient LAUNDRY ROOM and a spacious FAMILY/BONUS AREA. Loaded with upgrades throughout, this home large-format tile, upgraded carpet, lighting and plumbing fixtures, white oak-wrapped interior railing posts with upgraded spindles, upgraded cabinetry, appliances and finishing throughout. Walk-in closets are featured throughout much of the home, including the main entrance closet. The exterior is finished with a combination of STONE, METAL AND STUCCO and includes a deck with stairs, covered storage beneath the deck with a door, and a concrete sidewalk leading to the side entrance. The

TRIPLE ATTACHED GARAGE features 9' overhead doors, a 24' deep double-car section and 240V electrical rough-in for EV charging. A beautifully upgraded new build with generous living space, a thoughtfully designed floor plan and a prime location BACKING ONTO GREEN SPACE in South Shore!