# \$1,075,000 - 38 South Shore Bay, Chestermere

MLS® #A2207325

## \$1,075,000

7 Bedroom, 5.00 Bathroom, 2,862 sqft Residential on 0.16 Acres

South Shores, Chestermere, Alberta

This STUNNING EXECUTIVE HOME sits on a MASSIVE PIE-SHAPED LOT in the sought-after community of SOUTH SHORES, CHESTERMERE, offering over 3,870 SQUARE FEET of living space, along with a FULLY LEGAL 2-BEDROOM BASEMENT SUITE currently rented for \$1,600 PER MONTH. Tucked away on a QUIET CUL-DE-SAC, the home features HARDIE BOARD SIDING and a SPACIOUS TRIPLE-CAR GARAGE, giving it excellent curb appeal.

Inside, the MAIN FLOOR offers HIGH CEILINGS, an OPEN-TO-BELOW LAYOUT, and HARDWOOD FLOORING that runs seamlessly throughout the main and upper levels, matching the SHOWHOME FINISH. The KITCHEN is beautifully appointed with a LARGE QUARTZ ISLAND, UPGRADED HARDWARE, a CUSTOM WINE RACK, and a WALK-THROUGH CALIFORNIA CLOSET-DESIGNED PANTRY that leads to a FULL SPICE KITCHEN. The layout is fantastic, OPEN CONCEPT with NO WASTED SPACE, and a MAIN FLOOR BEDROOM OR DEN, paired with a FULL BATHROOM, adds flexibility for GUESTS, EXTENDED FAMILY, or a HOME OFFICE.

LIGHT TRANSFER throughout the home is EXCEPTIONAL. The OPEN RAILING ABOVE and the OPEN-TO-BELOW DESIGN enhance the sense of connection between floors and







create an AIRY, INVITING ATMOSPHERE. The UPPER BONUS ROOM is especially impressive, offering a SPACIOUS YET CONNECTED FEEL that ties the home together beautifully.

Upstairs, FOUR GENEROUSLY SIZED
BEDROOMS each have DIRECT ACCESS TO
A BATHROOM, including a LUXURIOUS
PRIMARY SUITE with a SPA-INSPIRED
ENSUITE and CUSTOM WALK-IN CLOSET.
A SECOND UPPER-LEVEL BEDROOM WITH
A PRIVATE ENSUITE provides added comfort
and privacy for MULTI-GENERATIONAL
FAMILIES or LONG-TERM GUESTS. The
conveniently located UPPER-LEVEL
LAUNDRY ROOM adds even more function to
the thoughtful design.

The FULLY LEGAL BASEMENT SUITE includes its own PRIVATE ENTRANCE, FULL KITCHEN, LAUNDRY, and TWO LARGE BEDROOMS. Finished to a HIGH STANDARD, it's perfect for generating RENTAL INCOME or accommodating EXTENDED FAMILY.

Set on one of the LARGEST LOTS in the neighborhood, the EXPANSIVE PIE-SHAPED YARD offers endless potential for OUTDOOR DEVELOPMENT, whether it's a CUSTOM PATIO, GARDEN, or PLAY AREA.

Additional highlights include UPGRADED HIGH-EFFICIENCY TOILETS THROUGHOUT, CUSTOM LIGHT FIXTURES, and consistent HIGH-END FINISHES across all levels. With SEVEN BEDROOMS and FIVE FULL BATHROOMS, this home offers a RARE COMBINATION of SPACE, COMFORT, and INCOME POTENTIAL in one of Chestermere's most desirable communities.

## DON'T MISS THIS OPPORTUNITY, BOOK YOUR PRIVATE SHOWING TODAY.

#### Built in 2024

#### **Essential Information**

MLS® # A2207325 Price \$1,075,000

Bedrooms 7
Bathrooms 5.00
Full Baths 5

Square Footage 2,862 Acres 0.16 Year Built 2024

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 38 South Shore Bay

Subdivision South Shores
City Chestermere
County Chestermere

Province Alberta
Postal Code T1X 2S1

#### **Amenities**

Parking Spaces 6

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen

Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In

Closet(s)

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Electric Range, Gas

Stove, Microwave, Range Hood, Refrigerator, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Suite

#### **Exterior**

Exterior Features None

Lot Description Pie Shaped Lot Roof Asphalt Shingle

Construction Stone, Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed April 3rd, 2025

Days on Market 5

Zoning Rc-1

## **Listing Details**

Listing Office Coldwell Banker Mountain Central

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