\$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 2

Zoning Rc-1

Listing Details

Listing Office Coldwell Banker Mountain Central

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