

# \$1,158,800 - 22 South Shore Road, Chestermere

MLS® #A2228080

**\$1,158,800**

7 Bedroom, 7.00 Bathroom, 3,450 sqft

Residential on 0.12 Acres

South Shores, Chestermere, Alberta

ONE OF A KIND NEW BUILD IN SOUTH SHORE \*\*\* 9FT CEILINGS ON ALL THREE FLOORS \*\*\* 4750+ SQFT LIVING SPACE (JUST UNDER 3450 SQFT ABOVE GRADE) \*\*\* 7 BEDROOMS, 5 FULL BATHS, 2 HALF BATHS & ATTACHED TRIPLE GARAGE - TONS OF UPGRADES INCLUDING MAIN FLOOR BEDROOM & ENSUITE, SPICE KITCHEN, 2 MASTERS, 6 OF 7 BEDROOMS HAVE THEIR OWN W.I.C, FULLY FINISHED BASEMENT FEATURING REC ROOM WITH WET BAR, TRAY CEILINGS, BUILT-IN FEATURES AND MORE - Simple and functional Floorplan - Main floor offers a half bath, formal dining (can be used as second living room), family room with fireplace, dining with access to your deck and the kitchen that is fully equipped with Quartz Countertops, Modern Appliances (as per builder spec), Oversized Island, SPICE KITCHEN and WALK IN PANTRY for additional storage. The highlight of the main floor is the MAIN FLOOR BEDROOM WITH ITS OWN ENSUITE (perfect for families with elderly individuals) - Usage of living space on the upper level is immaculate, featuring a bonus room with built-in, 4 Bedrooms and 3 FULL baths. Of the 4 bedrooms, 2 are masters. The Grand Master boasts TRAY CEILINGS, 5 PC ENSUITE AND A HUGE W.I.C!! The second master offers a 4 PC ENSUITE and W.I.C! The laundry feature is conveniently located on the upper level. The basement is FULLY FINISHED!!! Offering a rec room with WET BAR, 2 bedrooms with



W.I.C(s), FULL Bath and Half Bath! The WET BAR will have upper cabinets installed by the builder and the wet bar can be turned into illegal or legal suite (subject to approval from city)

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228080    |
| Price          | \$1,158,800 |
| Bedrooms       | 7           |
| Bathrooms      | 7.00        |
| Full Baths     | 5           |
| Half Baths     | 2           |
| Square Footage | 3,450       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 22 South Shore Road |
| Subdivision | South Shores        |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X 2Y4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar, |
|-------------------|--|

|                 |  |
|-----------------|--|
|                 | Tray Ceiling(s)  |
| Appliances      | Built-In Oven, Dishwasher, Gas Cooktop, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating         | Forced Air, Natural Gas  |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Exterior Entry, Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Yard, Rectangular Lot, Street Lighting, Interior Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Composite Siding, Stone, Wood Frame                       |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 30             |
| Zoning         | R-1            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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