

# \$1,139,900 - 18 South Shore Road, Chestermere

MLS® #A2268570

**\$1,139,900**

7 Bedroom, 5.00 Bathroom, 3,286 sqft

Residential on 0.12 Acres

South Shores, Chestermere, Alberta

**NEWLY BUILT!! 2-BED LEGAL BASEMENT SUITE!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY!! OVER 4550 SQFT OF LIVING SPACE!! 7 BEDROOMS + 5 FULL BATHS!! TRIPLE ATTACHED GARAGE!! MAIN FLOOR BEDROOM & FULL BATH!!**

Step into this stunning new home offering luxury, space, and functionality in every corner. The main floor welcomes you with a spacious living area featuring a cozy fireplace, a beautiful kitchen with a large island, built-in appliances, and an additional spice kitchen for extra convenience. Abundant cabinetry and access to the backyard deck make it perfect for everyday living and entertaining. A main floor bedroom with a 3-piece bath adds flexibility as it can be used as office as well. Upstairs features 4 BEDROOMS and 3 FULL BATHS, including a PRIMARY BEDROOM with a 5PC ENSUITE BATH and walk-in closet. Two bedrooms share a stylish Jack & Jill 5PC BATH, while the fourth bedroom enjoys 4PC BATH. A bonus family room and open-to-below layout complete the upper level, along with laundry on the same floor for convenience. The LEGAL SUITE BASEMENT offers a SEPARATE ENTRANCE, 2 bedrooms, a 4-piece bath, a full kitchen, and a spacious rec room with ample storage, Laundry as well. Located close to Chestermere Lake, the Canal, schools, and shopping, this home combines comfort, style, and practicality in one incredible package. **DON'T MISS THIS OPPORTUNITY TO**



OWN A HOME WITH LUXURY, SPACE, AND  
INCOME POTENTIAL!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268570    |
| Price          | \$1,139,900 |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 3,286       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 18 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, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Other                                                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                      |
| Cooling           | None                                                                                                         |
| Fireplace         | Yes                                                                                                          |

|                 |          |
|-----------------|----------|
| # of Fireplaces | 1        |
| Fireplaces      | Electric |
| Has Basement    | Yes      |
| Basement        | Full     |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 4th, 2025 |
| Zoning      | RC1                |

### Listing Details

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

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