

## 34 South Shore Bay Chestermere, Alberta

**MLS # A2226021**


# \$999,900

<b>Division:</b>	South Shores		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,975 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Rc-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		

**Inclusions:** N/A

TRIPLE CAR ATTACHED GARAGE!! BRAND NEW HOME IN SOUTH SHORE!! 9FT CEILINGS AND 8FT DOORS ON MAIN FLOOR!! 2 BEDROOM LEGAL SUITE BASEMENT WITH WALK-UP SEPARATE ENTRANCE!! 7 BEDROOMS!! 5 FULL BATHROOMS!! OVER 2900+ SQFT OF LIVING AREA!! SPICE KITCHEN!! MAIN FLOOR BEDROOM & FULL BATH!! Welcome to your dream home&mdash;BUILT TO IMPRESS with functionality, luxury, and space! This stunning home offers a thoughtful layout with a MAIN FLOOR BEDROOM & FULL BATH. Step into the FOYER that opens to a spacious FAMILY ROOM, a bright BREAKFAST NOOK with backyard access, a CHEF&rsquo;S KITCHEN loaded with cabinetry, CENTRAL ISLAND, and BUILT-IN FEATURES and a fully equipped SPICE KITCHEN for all your culinary needs!! You'll also find a separate DINING AREA and a functional MUDROOM off the garage! Upstairs features 4 BEDROOMS and 3 FULL BATHROOMS, including a gorgeous PRIMARY BEDROOM with a 5PC ENSUITE & WALK-IN CLOSET!! Another bedroom has its OWN 4PC ENSUITE, while two more bedrooms share a 3PC JACK & JILL BATHROOM! PLUS a BONUS AREA for extra lounging or workspace! The LEGAL SUITE BASEMENT is fully finished including a REC ROOM, 2 BEDROOMS, KITCHEN and a 4PC BATH! HOMES LIKE THIS DON&rsquo;T COME AROUND OFTEN &mdash; MAKE YOUR MOVE BEFORE IT&rsquo;S GONE FOR GOOD!