

## 18 South Shore Bay Chestermere, Alberta

**MLS # A2116800**

# \$989,900

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,090 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

3,090 sq.ft. | 4-BED | 3-BATH | MAIN FLOOR BEDROOM + FULL BATH | HOME OFFICE | UPGRADED KITCHEN | LIVE BY THE LAKE. \*\*Welcome to 18 South Shore Bay, an impressive new estate home from Crystal Creek Homes, featuring a TRIPLE CAR GARAGE. Step inside to find an inviting front den, perfect for a home office or study. A spacious open-to-above great room awaits, featuring a cozy gas fireplace and large windows, maximizes the lot's WEST-FACING BACKYARD, filling the space with abundant natural light. It's flanked by a bright dining area and EXTRA LARGE KITCHEN, with gorgeous quartz countertops, a large island, sleek appliances, and endless cabinet space. You'll also find a convenient MAIN FLOOR BEDROOM and full 3-pc bathroom, great for guests or family members who prefer to avoid stairs. Upstairs, discover 3 bedrooms (each with WALK-IN CLOSETS), a main bathroom with dual vanities, laundry room, and a bonus room with tray ceilings. The oversized master suite is a true retreat, boasting a luxurious ensuite where you can unwind after a long day. Outside, the combination of Hardie Board siding and stone work ensures both curb appeal and low maintenance, while the large sun-soaked deck is perfect for warm evening BBQs with loved ones. Located just a short walk from LAKE CHESTERMERE, the quiet new community of South Shore offers lake views and scenic walking paths to enjoy. Schools are just a short distance away and when you're in the mood for shopping, dining, or entertainment, the East Hill Shopping Plaza in Calgary is just a quick drive away. With the Alberta New Home Warranty Program backing your investment, you can buy with confidence. Don't miss this opportunity &ndash; schedule your private tour today! (The 360 tour is of the show home)