

\$1,075,000 - 38 South Shore Bay, Chestermere

MLS® #A2207325

\$1,075,000

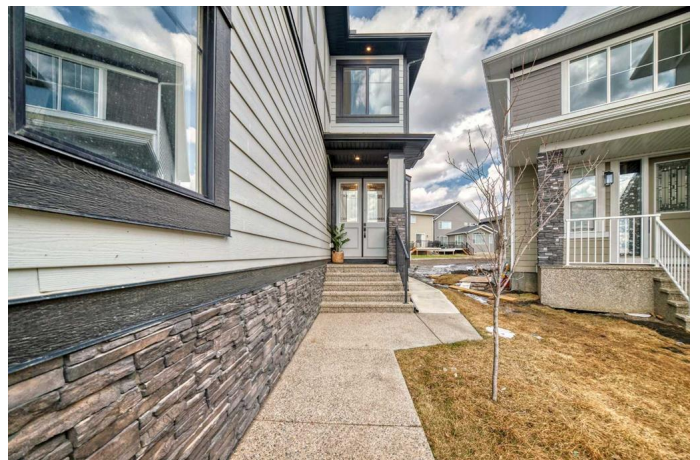
7 Bedroom, 5.00 Bathroom, 2,862 sqft
Residential on 0.16 Acres

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 | 1 |
| Zoning | Rc-1 |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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