

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

MLS® #A2207325

\$1,075,000

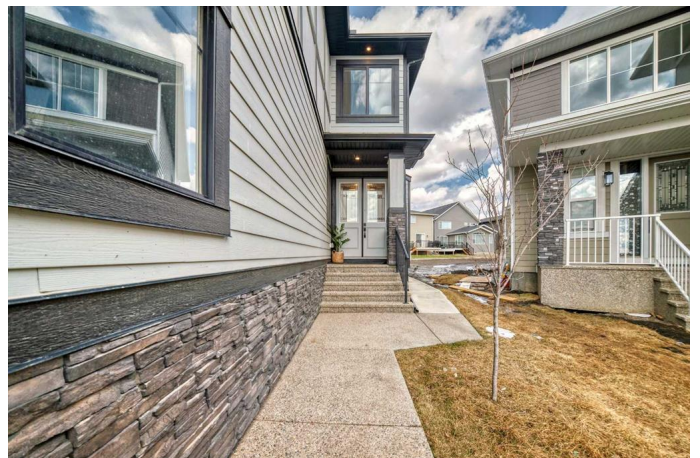
7 Bedroom, 5.00 Bathroom, 2,862 sqft
Residential on 0.16 Acres

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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