

# \$999,900 - 34 South Shore Bay, Chestermere

MLS® #A2226021

**\$999,900**

7 Bedroom, 5.00 Bathroom, 2,975 sqft  
Residential on 0.13 Acres

South Shores, Chestermere, Alberta

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! 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'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'T COME AROUND OFTEN - MAKE YOUR MOVE BEFORE IT'S GONE FOR GOOD!



MAIN FLOOR: 1353 SQ.FT

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226021    |
| Price          | \$999,900   |
| Bedrooms       | 7           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 2,975       |
| Acres          | 0.13        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 34 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 | Kitchen Island, Walk-In Closet(s) |
| Appliances        | See Remarks                       |
| Heating           | Forced Air, Natural Gas           |
| Cooling           | None                              |
| Fireplace         | Yes                               |
| # of Fireplaces   | 1                                 |
| Fireplaces        | Gas                               |
| Has Basement      | Yes                               |
| Basement          | Full, Suite, Walk-Up To Grade     |

Exterior

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

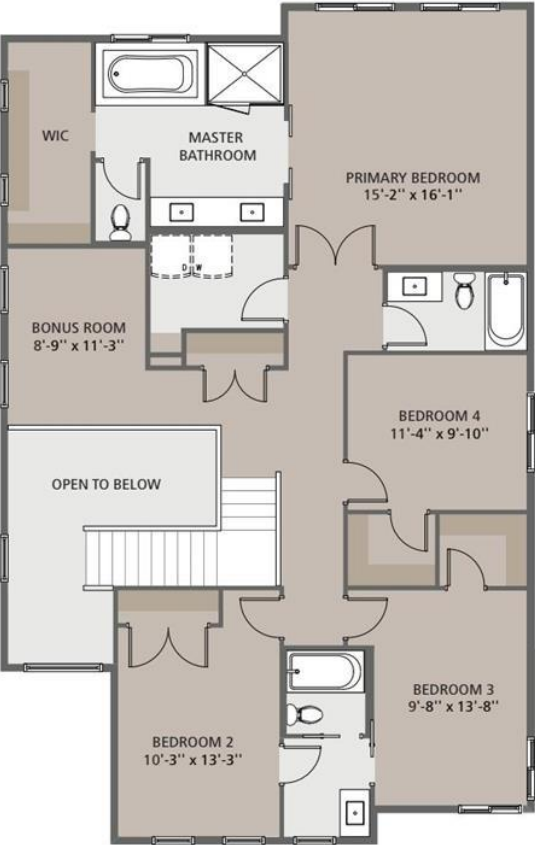
Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 46              |
| Zoning         | Rc-1            |

Listing Details

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

UPPER FLOOR: 1622 SQ.FT.



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