

# \$1,149,000 - 39 South Shore Road, Chestermere

MLS® #A2242541

**\$1,149,000**

5 Bedroom, 4.00 Bathroom, 3,318 sqft

Residential on 0.13 Acres

South Shores, Chestermere, Alberta

Nestled in the serene lakeside community of South Shore, Chestermere, this stunning 5-bedroom, 4-bathroom 2-storey home by Sunview Custom Homes offers luxurious living with modern comfort. Featuring 9-ft ceilings on all levels, a south-facing backyard, and a grand double-door entry, this home is as functional as it is elegant. The main floor showcases an open-to-below foyer, glass railing, rich hardwood floors, and a family room with a gas fireplace. A spice kitchen with gas stove, hood fan, and sink is perfect for culinary needs. A main-floor bedroom and full bath offer flexibility for guests. Upstairs features a bonus room, a luxurious primary bedroom with custom shower and private balcony, plus a second master. Two more bedrooms with built-in closets, full bath, and laundry room with sink complete the upper floor. Additional highlights include quartz countertops, stainless steel appliances, side entry to basement, and a dura deck for outdoor enjoyment.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242541    |
| Price          | \$1,149,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 3,318       |



|            |             |
|------------|-------------|
| Acres      | 0.13        |
| Year Built | 2025        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 39 South Shore Road |
| Subdivision | South Shores        |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X2Y4              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Gas Range, Microwave, Range Hood, Refrigerator                             |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Decorative, Gas                                                                                                         |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                        |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Balcony                                             |
| Lot Description   | Backs on to Park/Green Space                        |
| Roof              | Asphalt Shingle                                     |
| Construction      | Cement Fiber Board, Metal Siding, Stone, Wood Frame |
| Foundation        | Poured Concrete                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 11              |
| Zoning         | TBD             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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