# \$1,028,800 - 36 South Shore Manor, Chestermere

MLS® #A2200868

## \$1,028,800

7 Bedroom, 5.00 Bathroom, 2,928 sqft Residential on 0.13 Acres

South Shores, Chestermere, Alberta

2 BEDROOOM LEGAL SUITE WITH SEPARATE ENTRY & LAUNDRY - 7 BEDS, 5 FULL BATHS & OVER 4100 SQFT LIVEABLE SPACE - SPICE KITCHEN - MAIN FLOOR BEDROOM & FULL BATH - 3 CAR GARAGE. DECK, BACKYARD - EVERY BEDROOM ON THE UPPER LEVEL HAS DIRECT ACCESS TO A WAHSROOM - \*\*\*MAIN KITCHEN ISLAND CAN BE EXTENDED BY 1 FT IN **DEPTH\*\*\*** BRAND NEW HOME WITH **ELEGANT DESIGN AND MODERN** FINISHING - This home is fully featured with a MAIN FLOOR BEDROOM, OPEN FLOOR PLAN and SPICE KITCHEN. The main floor is convenient with a 3 car attached garage opening into the mudroom and the spice kitchen that is directly connected to the main kitchen. A large living room, dining and DECK access complete this floor. The upper level is complete with 4 beds and 3 baths. The primary 5pc ensuite is expansive and has a walk in closet. Another bedroom has direct access to a washroom and 2 others are in a jack and jill configuration. A bonus room and OPEN TO BELOW space complete this level. The LEGAL BASEMENT SUITE has 2 BEDS and 1 BATH, kitchen, large rec room and storage. This home is perfect for a large family and features all luxury amenities. In addition the community is lovely, with shops, schools parks and all that the lake has to offer all close by. Home Is still under construction and will be complete in October.







### **Essential Information**

MLS®# A2200868 \$1,028,800 Price

Bedrooms 7 Bathrooms 5.00 5 Full Baths

Square Footage 2,928 Acres 0.13 Year Built 2024

Type Residential Sub-Type Detached Style 2 Storey Status Active

# **Community Information**

Address 36 South Shore Manor

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** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking

Tub, Walk-In Closet(s), Built-in Features

Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, **Appliances** 

Oven-Built-In, Gas Cooktop

Forced Air Heating

Cooling None Fireplace Yes 1

# of Fireplaces

Fireplaces Gas
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Landscaped, Lawn, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Composite Siding, Stone, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 10th, 2025

Days on Market 25 Zoning R1

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.