

# \$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 BEDROOM 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.



Built in 2024

## Essential Information

MLS® #	A2200868
Price	\$1,028,800
Bedrooms	7
Bathrooms	5.00
Full Baths	5
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
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Oven-Built-In, Gas Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

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
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