

\$1,139,900 - 18 South Shore Road, Chestermere

MLS® #A2268570

\$1,139,900

7 Bedroom, 5.00 Bathroom, 3,286 sqft

Residential on 0.12 Acres

South Shores, Chestermere, Alberta

NEWLY BUILT!! 2-BED LEGAL BASEMENT SUITE!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY!! OVER 4550 SQFT OF LIVING SPACE!! 7 BEDROOMS + 5 FULL BATHS!! TRIPLE ATTACHED GARAGE!! MAIN FLOOR BEDROOM & FULL BATH!!

Step into this stunning new home offering luxury, space, and functionality in every corner. The main floor welcomes you with a spacious living area featuring a cozy fireplace, a beautiful kitchen with a large island, built-in appliances, and an additional spice kitchen for extra convenience. Abundant cabinetry and access to the backyard deck make it perfect for everyday living and entertaining. A main floor bedroom with a 3-piece bath adds flexibility as it can be used as office as well. Upstairs features 4 BEDROOMS and 3 FULL BATHS, including a PRIMARY BEDROOM with a 5PC ENSUITE BATH and walk-in closet. Two bedrooms share a stylish Jack & Jill 5PC BATH, while the fourth bedroom enjoys 4PC BATH. A bonus family room and open-to-below layout complete the upper level, along with laundry on the same floor for convenience. The LEGAL SUITE BASEMENT offers a SEPARATE ENTRANCE, 2 bedrooms, a 4-piece bath, a full kitchen, and a spacious rec room with ample storage, Laundry as well. Located close to Chestermere Lake, the Canal, schools, and shopping, this home combines comfort, style, and practicality in one incredible package. DON'T MISS THIS OPPORTUNITY TO



OWN A HOME WITH LUXURY, SPACE, AND
INCOME POTENTIAL!

Built in 2025

Essential Information

MLS® #	A2268570
Price	\$1,139,900
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	3,286
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 South Shore Road
Subdivision	South Shores
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2Y4

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Days on Market	4
Zoning	RC1

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.