

# \$1,075,000 - 38 South Shore Bay, Chestermere

MLS® #A2207325

**\$1,075,000**

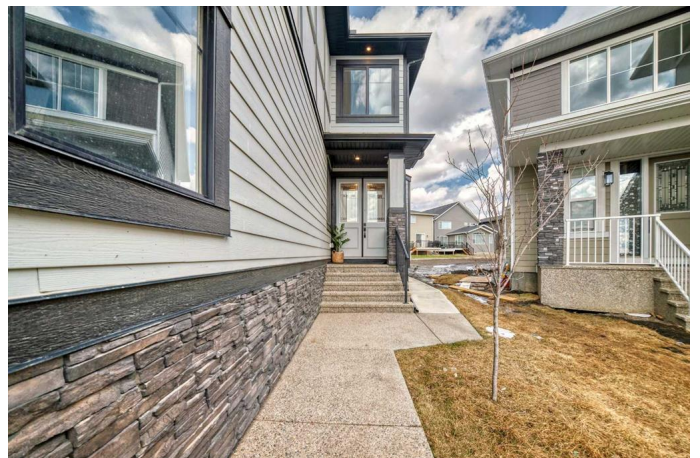
7 Bedroom, 5.00 Bathroom, 2,862 sqft  
Residential on 0.16 Acres

South Shores, Chestermere, Alberta

This STUNNING EXECUTIVE HOME sits on a MASSIVE PIE-SHAPED LOT in the sought-after community of SOUTH SHORES, CHESTERMERE, offering over 3,870 SQUARE FEET of living space, along with a FULLY LEGAL 2-BEDROOM BASEMENT SUITE currently rented for \$1,600 PER MONTH. Tucked away on a QUIET CUL-DE-SAC, the home features HARDIE BOARD SIDING and a SPACIOUS TRIPLE-CAR GARAGE, giving it excellent curb appeal.

Inside, the MAIN FLOOR offers HIGH CEILINGS, an OPEN-TO-BELOW LAYOUT, and HARDWOOD FLOORING that runs seamlessly throughout the main and upper levels, matching the SHOWHOME FINISH. The KITCHEN is beautifully appointed with a LARGE QUARTZ ISLAND, UPGRADED HARDWARE, a CUSTOM WINE RACK, and a WALK-THROUGH CALIFORNIA CLOSET-DESIGNED PANTRY that leads to a FULL SPICE KITCHEN. The layout is fantastic, OPEN CONCEPT with NO WASTED SPACE, and a MAIN FLOOR BEDROOM OR DEN, paired with a FULL BATHROOM, adds flexibility for GUESTS, EXTENDED FAMILY, or a HOME OFFICE.

LIGHT TRANSFER throughout the home is EXCEPTIONAL. The OPEN RAILING ABOVE and the OPEN-TO-BELOW DESIGN enhance the sense of connection between floors and



create an AIRY, INVITING ATMOSPHERE.

The UPPER BONUS ROOM is especially impressive, offering a SPACIOUS YET CONNECTED FEEL that ties the home together beautifully.

Upstairs, FOUR GENEROUSLY SIZED BEDROOMS each have DIRECT ACCESS TO A BATHROOM, including a LUXURIOUS PRIMARY SUITE with a SPA-INSPIRED ENSUITE and CUSTOM WALK-IN CLOSET. A SECOND UPPER-LEVEL BEDROOM WITH A PRIVATE ENSUITE provides added comfort and privacy for MULTI-GENERATIONAL FAMILIES or LONG-TERM GUESTS. The conveniently located UPPER-LEVEL LAUNDRY ROOM adds even more function to the thoughtful design.

The FULLY LEGAL BASEMENT SUITE includes its own PRIVATE ENTRANCE, FULL KITCHEN, LAUNDRY, and TWO LARGE BEDROOMS. Finished to a HIGH STANDARD, it's perfect for generating RENTAL INCOME or accommodating EXTENDED FAMILY.

Set on one of the LARGEST LOTS in the neighborhood, the EXPANSIVE PIE-SHAPED YARD offers endless potential for OUTDOOR DEVELOPMENT, whether it's a CUSTOM PATIO, GARDEN, or PLAY AREA.

Additional highlights include UPGRADED HIGH-EFFICIENCY TOILETS THROUGHOUT, CUSTOM LIGHT FIXTURES, and consistent HIGH-END FINISHES across all levels. With SEVEN BEDROOMS and FIVE FULL BATHROOMS, this home offers a RARE COMBINATION of SPACE, COMFORT, and INCOME POTENTIAL in one of Chestermere's most desirable communities.

DON'T MISS THIS OPPORTUNITY,  
BOOK YOUR PRIVATE SHOWING TODAY.

Built in 2024

### Essential Information

MLS® #	A2207325
Price	\$1,075,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,862
Acres	0.16
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	38 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	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Range, Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	3
Zoning	Rc-1

### **Listing Details**

Listing Office	Coldwell Banker Mountain Central
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