

# \$849,900 - 49 South Shore Manor, Chestermere

MLS® #A2217248

**\$849,900**

4 Bedroom, 3.00 Bathroom, 2,508 sqft

Residential on 0.12 Acres

South Shores, Chestermere, Alberta

**BACKS INTO THE GREEN SPACE!! TRIPLE CAR GARAGE ATTACHED!! OVER 2500 SQFT OF LIVING SPACE!! 4 BED 3 BATHS!!** There's room for everyone and everything. The main floor welcomes you with a flexible OFFICE SPACE, FULL BATH, and an open-concept layout that makes everyday living feel seamless. The KITCHEN is a true highlight expansive and thoughtfully laid out, with plenty of prep space, a PANTRY, and a dedicated SPICE KITCHEN tucked away for mess-free cooking. The DINING AREA opens to your private DECK, where you can relax and enjoy peaceful views of the scenic trail just behind the house. A cozy FIREPLACE adds warmth to the LIVING ROOM, perfect for hosting or unwinding at the end of the day. Upstairs, a spacious FAMILY ROOM offers more room to gather. You'll find four well-sized bedrooms, including a luxurious primary retreat that completes with a walk-in closet and a 5-piece ensuite. The conveniently located laundry room adds everyday ease. Home is currently at the finishing stage interior and exterior work still in progress. Set in a family-friendly community just steps from parks, schools, shopping, and the lake, this home combines comfort, function, and location all in one.

Built in 2025

## Essential Information



MLS® #	A2217248
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,508
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	49 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	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Range, Gas Cooktop, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	38
Zoning	R1

**Listing Details**

Listing Office	Real Broker
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