

49 South Shore Manor

Chestermere, Alberta

MLS # A2217248



\$849,900

Division:	South Shores		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,508 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Carpet, Tile, Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full, Unfinished		LLD: -
Exterior:	Vinyl Siding, Wood Frame		Zoning: R1
Foundation:	Poured Concrete		Utilities: -
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

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.