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466 South Shore Drive
Chestermere, Alberta

MLS # A2319830



$599,900

Division:	South Shores		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,772 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lake		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Kitchen Island, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

Welcome to 466 South Shore Drive in Chestermere, a beautifully crafted lake-view home built by Alliston at Home, featuring the thoughtfully curated Dahlia Design Package and offering 1,772 square feet of stylish, functional living space. Designed with modern families in mind, the bright open-concept main floor seamlessly connects the kitchen, dining area, and great room, creating the perfect setting for everyday living and entertaining. Large windows fill the home with natural light while showcasing views of the surrounding community and the nearby lake. The stunning kitchen is highlighted by White Smoke shaker cabinetry, a contrasting Maple O'l Gray island, Whistler Gold quartz countertops, champagne-bronze hardware and fixtures, a designer tile backsplash, and a premium Whirlpool stainless-steel appliance package. A convenient 2-piece powder room completes the main level. Upstairs, you'll find a spacious primary retreat featuring a walk-in closet and a private 3-piece ensuite finished with quartz countertops, elegant cabinetry, and designer lighting. Two additional bedrooms provide ample space for family, guests, or a home office, while a full 4-piece bathroom and convenient upper-level laundry room add everyday functionality. Luxury vinyl plank flooring throughout the main living areas, modern lighting selections, upgraded finishes, and Alliston's quality craftsmanship create a comfortable and inviting environment throughout the home. The home also features a Home Comfort System, including a Hi-Velocity Heating System, MERV 13 air filtration system, and tankless hot water heater for enhanced year-round comfort and efficiency. The attached garage and front-drive design offer excellent curb appeal and convenience. Located in the sought-after South Shore community, residents enjoy easy access to Chestermere Lake, scenic pathways,

parks, playgrounds, schools, and future shopping and amenities. Experience the perfect balance of small-town charm and city convenience, just minutes from Calgary. Whether you're looking for your first home, a growing family home, or an opportunity to enjoy Chestermere's coveted lake lifestyle, this beautifully appointed property is one you won't want to miss. *Photos are representative, colours and finishes may vary. Area size was calculated by applying the RMS to the blueprints provided by the builder.*

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