REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

394 South Shore Drive Chestermere, Alberta

MLS # A2349006

$569,900

Division:	South Shores		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,683 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	R-3
Foundation:	Poured Concrete	**Utilities:**	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows

Inclusions: None

Welcome to 394 South Shore Drive, a well-appointed, newly built front-attached duplex by Alliston at Home that’s perfectly positioned on a premium lot backing onto a walking path and playground. With southwest exposure, stunning mountain views, and over 1,700 sq. ft. of thoughtfully designed living space, this home balances style and functionality. The bright, open-concept main floor is filled with natural light thanks to oversized triple-pane windows and showcases modern finishes, sleek glass railings, and seamless flow throughout. The beautifully appointed kitchen features stainless steel appliances, ample cabinetry, and a large island that effortlessly connects to the dining and living areas, making this stunning home ideal for entertaining or everyday family life. Step outside to your sunny backyard and enjoy direct views of the green space and playground, making it easy to keep an eye on the kids while relaxing outdoors. Upstairs, a versatile central loft creates the perfect home office, reading nook, or bonus living space. The spacious primary retreat offers a walk-in closet and a spa-inspired ensuite complete with dual sinks and an oversized shower. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete this level. The basement features a separate side entrance and is ready for your future vision. 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. Located in the desirable community of South Shore, you’ll enjoy scenic walking paths, parks, beautiful estate homes, and easy access to Chestermere Lake, offering an exceptional lifestyle in one of Chestermere’s most sought-after neighbourhoods.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of LPT Realty. Information is believed to be reliable but not guaranteed.