



THE
A-TEAM

**RE/MAX
FIRST**

49 SOUTH SHORE Manor, Chestermere T1X 2S1

MLS®#: **A2090348**

Area: **South Shores**

Listing Date: **10/28/23**

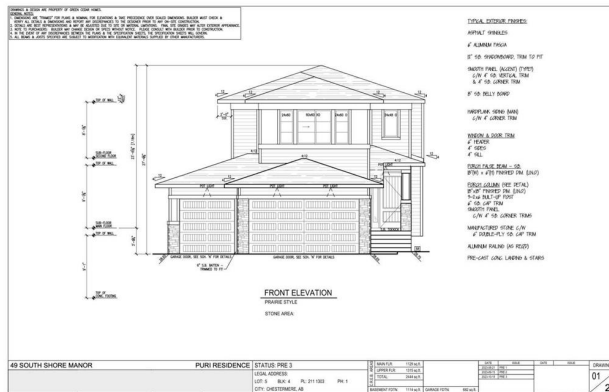
List Price: **\$899,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Chestermere

Year Built:

2024

Lot Information

Finished Floor Area

Lot Sz Ar:

5,175 sqft

Lot Shape:

Abv Sqft:

2,444

Low Sqft:

Ttl Sqft:

2,444

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space, Rectangular Lot
Double Garage Attached, Triple Garage Attached**

DOM

204

Layout

Beds:

4 (4)

Baths:

3.0 (3 0)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency, Fireplace(s), Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Cement Fiber Board, Stone

Flooring:

Carpet, Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Window Coverings

Int Feat:

Bathroom Rough-in, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	14'9" x 12'11"	Dining Room	Main	11'0" x 11'7"
Den	Main	10'0" x 9'8"	Pantry	Main	5'11" x 6'1"
Spice Kitchen	Main	8'9" x 5'2"	Foyer	Main	6'3" x 9'11"
4pc Bathroom	Main	5'4" x 8'11"	Bedroom - Primary	Upper	14'11" x 12'11"
Bonus Room	Upper	10'11" x 14'11"	5pc Ensuite bath	Upper	8'7" x 11'7"
Bedroom	Upper	10'4" x 10'2"	Bedroom	Upper	9'11" x 10'7"
Bedroom	Upper	9'11" x 10'7"	4pc Bathroom	Upper	4'11" x 10'7"
Laundry	Upper	6'2" x 10'2"	Kitchen	Main	12'0" x 11'0"

Title:
Fee Simple
Legal Desc:

Zoning:
RC1

2111303

Remarks

Pub Rmks: **Don't miss your opportunity to secure a beautiful home that will be BACKING ONTO GREEN SPACE in the new South Shore Lake community in Chestermere! This future 2,444 sq ft home features HARDIEPLANK fibre cement sidings that are durable and resilient to extreme weather conditions, TRIPLE ATTACHED GARAGE, and a 10'x12' VINYL DECK with aluminum picket railings. The main floor features HARDWOOD FLOORING and includes a large foyer, FLEX/OFFICE room with double doors that can be converted to a 5th bedroom, a FULL BATHROOM with tub/shower, a cozy GAS FIREPLACE in the family room area that is open to the dining room, kitchen with QUARTZ COUNTERTOPS, a LARGE CENTRE ISLAND, GAS COOKTOP, BUILT-IN WALL OVEN & MICROWAVE, a fridge with ice and water dispenser, and a separate FREEZER so you'll have more room to store frozen food items. There is a LARGE PANTRY and a SPICE KITCHEN just off the main kitchen. Upstairs features a BONUS ROOM, a Primary Bedroom with an ENSUITE BATHROOM WITH DUAL VANITY SINKS, a SOAKER TUB, SHOWER, and a separate SPACIOUS WALK-IN CLOSET, 3 additional bedrooms with double door closets, another full bathroom with dual sinks, and a LAUNDRY ROOM for your convenience. The basement has 4 egress windows and roughed-in plumbing ready for future development. This price is lower than what similar homes are selling now in the area. Why not make this yours?**

Inclusions: **None**
Property Listed By: **CIR REALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

