

42 SOUTH SHORE Road, Chestermere T1X 2S1

MLS®#:	A2114239	Area:	South Shores	Listing	03/12/24	List Price: \$1,179,900
Status:	Active	County:	Chestermere	Date: Change:	None	Association: Fort McMurray



neral Informatior	<u>1</u>			DOM	
р Туре:	Residential			68	
о Туре:	Detached			<u>Layout</u>	
//Town:	Chestermere	Finished Floor Ar	<u>ea</u>	Beds:	7 (5 2)
ar Built:	2024	Abv Sqft:	3,601	Baths:	5.0 (5 0)
Information		Low Sqft:		Style:	2 Storey
Sz Ar:	6,546 sqft	Ttl Sqft:	3,601		
Shape:				Parking	
				Ttl Park:	6
				Garage Sz:	3
cess:				Galage 52.	5
Feat:	Low Maintenance	•			
k Feat:	Triple Garage Att	ached			

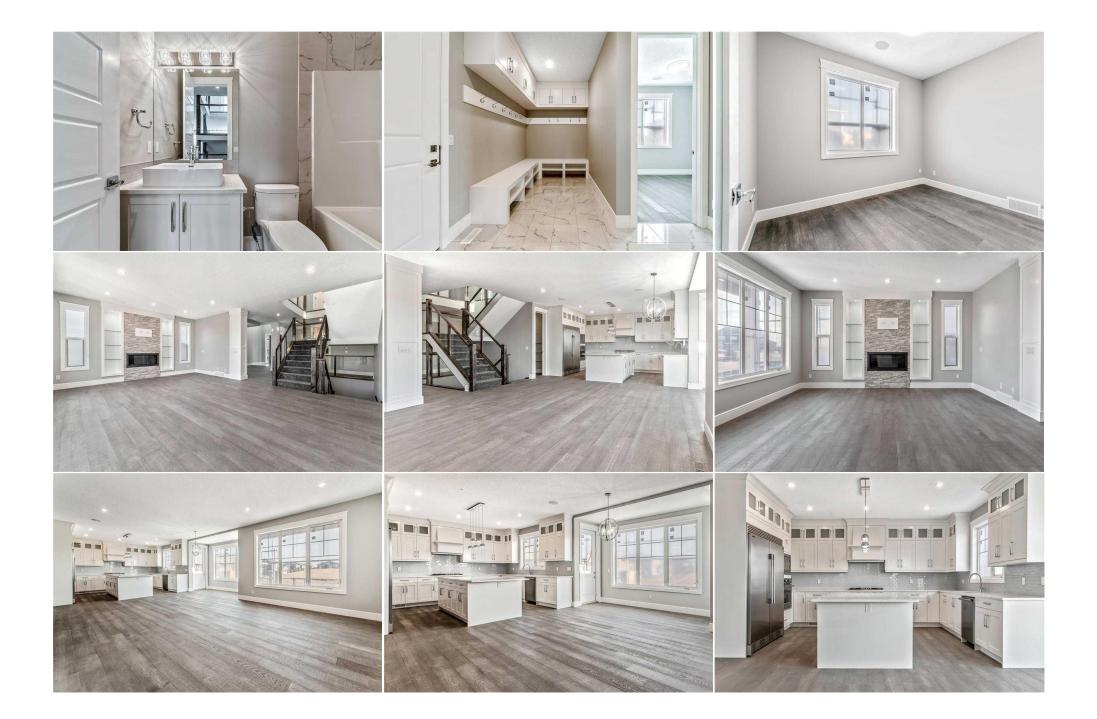
Utilities and Features

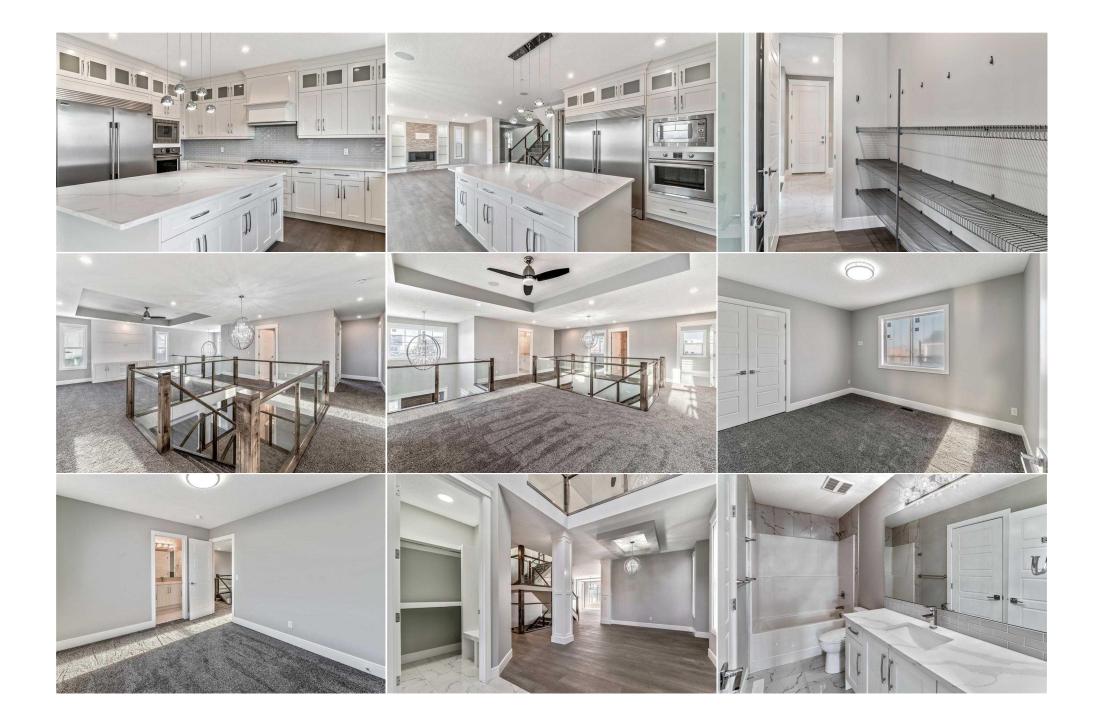
Roof: Heating: Sewer:	Asphalt Forced Air,Natural Gas		• •	Construction: Composite Siding,Stone,Wood Frame Flooring: Carpet,Hardwood,Tile Water Source: Fnd/Bsmt: Poured Concrete			
Ext Feat:	Other		Carpet,Hardwood,Tile				
			· ·				
Kitchen Appl: Int Feat: Utilities:	Walk-In Closet(s)						
			Room Information				
<u>Room</u>	Level	Dimensions	<u>Room</u>	Level	Dimensions		
Mud Room	Main	8`7" x 9`9"	Bedroom	Main	9`6" x 9`10"		
Pantry	Main	5`2" x 15`2"	Kitchen	Main	15`0" x 13`0"		
4pc Bathroom	n Main	4`11" x 7`11"	Spice Kitchen	Main			
Living Room	Main	18`4" x 23`9"	Breakfast Nook	Main	6`1" x 11`0"		
Dining Room	Main	14`3" x 13`0"	Foyer	Main	9`10" x 11`5"		
Bedroom	Second	18`7" x 11`6"	4pc Bathroom	Second	9`3" x 4`11"		
Bedroom	Second	16`9" x 11`9"	Laundry	Second	5`9" x 7`8"		

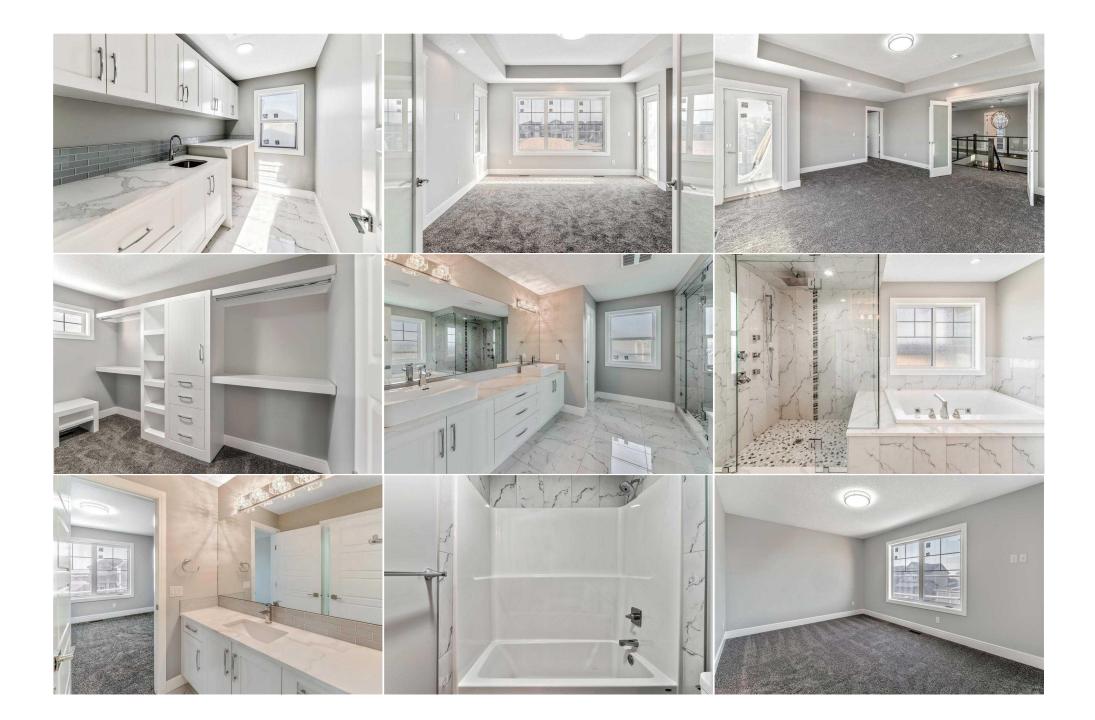
Family Room Walk-In Closet Walk-In Closet Bedroom Bedroom Furnace/Utility Room	Second Second Second Second Basement Basement	26`4" x 13`8" 12`10" x 6`1" 4`11" x 9`5" 14`6" x 11`2" 14`5" x 12`8" 14`2" x 8`10" 2`20" x 6`5"	Bedroom - Primary 5pc Ensuite bath 4pc Bathroom Game Room Storage Bedroom	Second Second Second Basement Basement Basement	16`10" x 15`7" 14`8" x 12`7" 4`11" x 7`10" 23`3" x 25`4" 12`6" x 9`6" 14`6" x 10`8"	
4pc Bathroom	Basement	8`9" x 6`5"	Legal/Tax/Financial			
Title: Fee Simple Legal Desc:	TBD	Zoning: RC1	Remarks			
Pub Rmks: Inclusions: Property Listed By:	BRAND NEW HOME in Chestermere! FULL OF UPGRADES! 2 MASTERS! 6 OUT OF 7 BEDROOMS HAVE A W.I.C! BEDROOM AND FULL BATH ON MAIN! FULLY FINISHED WALK-UP BASEMENT! WET BAR! TRAY CEILINGS! This home offers almost 5,000 SQ FT of luxurious living space with 7 Bedrooms, 5 FULL Baths and OVERSIZED Attached Triple Garage! Main floor offers a dining, family room with fireplace, eating nook with access to your deck. The kitchen is fully equipped with a kitchen island, pantry, modern appliances (as per builder spec) and SPICE KITCHEN! In addition to this, there is a BEDROOM AND FULL BATH ON THE MAIN LEVEL; THIS IS AMAZING FOR FAMILIES WITH OLDER INDIVIDUALS! The bedroom on the main level can also be used as a home office! The upper level offers 4 Bedrooms and 3 FULL Baths (ensuites included)! Of the 4 bedrooms, 2 ARE MASTERS with their own ensuites and W.I.C(s)!!! The Grand Master however boasts A 5 PC ENSUITE AND TRAY CEILINGS! You will also find a loft with TRAY CEILINGS and laundry on the upper level! It does not end here, the FULLY FINSIHED WALK-UP BASEMENT offers a rec room with WET BAR, 2 bedrooms, FULL bath and an additional laundry! This means that the basement can made into a illegal/legal suite BY THE BUILDER (subject to city approval) with a SEPARATE ENTRANCE. This home is full of amazing features and in a new and upcoming neighborhood. Interior pictures are from another home built by the builder. N/A Real Broker					

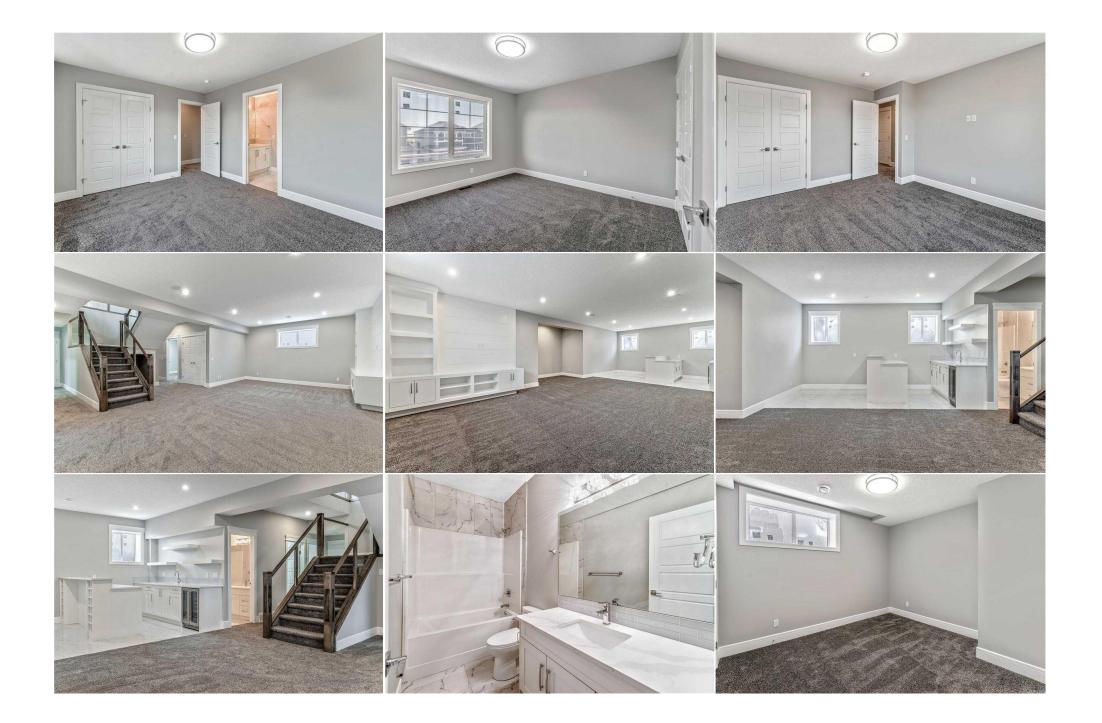
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





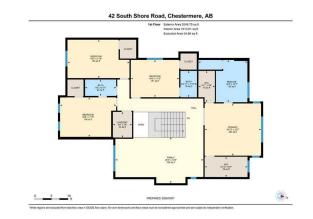












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