



THE
A-TEAM

**RE/MAX
FIRST**

42 SOUTH SHORE Road, Chestermere T1X 2S1

MLS® #: **A2114239**

Area: **South Shores**

Listing Date: **03/12/24**

List Price: **\$1,179,900**

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:

6,546 sqft

Lot Shape:

Abv Sqft:

3,601

Low Sqft:

Ttl Sqft:

3,601

DOM

68

Layout

Beds:

7 (5 2)

Baths:

5.0 (5 0)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Low Maintenance Landscape

Triple Garage Attached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Composite Siding,Stone,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Ceiling Fan(s),Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Tray Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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	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
4pc Bathroom

Second
Second
Second
Second
Basement
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"
8`9" 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"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC1

TBD

Remarks

Pub Rmks:

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 FINISHED WALK-UP BASEMENT offers a rec room with WET BAR, 2 bedrooms, FULL bath and an additional laundry! This means that the basement can be 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.

Inclusions:
Property Listed By:

N/A
Real Broker

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











