



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**18 SOUTH SHORE Bay, Chestermere T1X0B4**

MLS®#: **A2116800**

Area: **South Shores**

Listing Date: **03/19/24**

List Price: **\$989,900**

Status: **Pending**

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:

**6,036 sqft**

Lot Shape:

Abv Sqft:

**3,090**

Low Sqft:

Ttl Sqft:

**3,090**

DOM

**61**

Layout

Beds:

**4 (4 )**

Baths:

**3.0 (3 0)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Composite Siding,Stone,Wood Frame**

Flooring:

**Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**

Int Feat:

**Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Den</b>	<b>Main</b>	<b>8`11" x 10`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 12`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>19`2" x 10`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 12`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`10" x 17`9"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 13`1"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>19`2" x 9`0"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`8" x 8`3"</b>
<b>Great Room</b>	<b>Main</b>	<b>17`3" x 13`10"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>10`5" x 12`5"</b>
<b>Laundry</b>	<b>Upper</b>	<b>11`10" x 5`11"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>11`4" x 5`6"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**2111303**

Remarks

Pub Rmks: **3,090 sq.ft. | 4-BED | 3-BATH | MAIN FLOOR BEDROOM + FULL BATH | HOME OFFICE | UPGRADED KITCHEN | LIVE BY THE LAKE. \*\*Welcome to 18 South Shore Bay, an impressive new estate home from Crystal Creek Homes, featuring a TRIPLE CAR GARAGE. Step inside to find an inviting front den, perfect for a home office or study. A spacious open-to-above great room awaits, featuring a cozy gas fireplace and large windows, maximizes the lot's WEST-FACING BACKYARD, filling the space with abundant natural light. It's flanked by a bright dining area and EXTRA LARGE KITCHEN, with gorgeous quartz countertops, a large island, sleek appliances, and endless cabinet space. You'll also find a convenient MAIN FLOOR BEDROOM and full 3-pc bathroom, great for guests or family members who prefer to avoid stairs. Upstairs, discover 3 bedrooms (each with WALK-IN CLOSETS), a main bathroom with dual vanities, laundry room, and a bonus room with tray ceilings. The oversized master suite is a true retreat, boasting a luxurious ensuite where you can unwind after a long day. Outside, the combination of Hardie Board siding and stone work ensures both curb appeal and low maintenance, while the large sun-soaked deck is perfect for warm evening BBQs with loved ones. Located just a short walk from LAKE CHESTERMERE, the quiet new community of South Shore offers lake views and scenic walking paths to enjoy. Schools are just a short distance away and when you're in the mood for shopping, dining, or entertainment, the East Hill Shopping Plaza in Calgary is just a quick drive away. With the Alberta New Home Warranty Program backing your investment, you can buy with confidence. Don't miss this opportunity - schedule your private tour today! (The 360 tour is of the show home)**

Inclusions:  
Property Listed By: **n/a**  
**Ally Realty**

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

















