



THE
A-TEAM

**RE/MAX
FIRST**

129 SOUTH SHORE View, Chestermere T1X 2R9

MLS®#: **A2119740**

Area: **South Shores**

Listing Date: **04/03/24**

List Price: **\$918,500**

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

Lot Sz Ar: **5,834 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,703**
Low Sqft:
Ttl Sqft: **1,703**

DOM

46

Layout

Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Yard,Level

Driveway,Front Drive,Garage Faces Front,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Yard**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`4" x 6`6"
Dining Room	Main	10`0" x 12`1"
Bedroom - Primary	Main	14`1" x 14`10"
Den	Main	10`4" x 10`10"
Bedroom	Lower	14`1" x 15`2"
Family Room	Lower	18`0" x 22`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`9" x 16`9"
Living Room	Main	16`11" x 19`5"
Bedroom	Main	9`9" x 12`6"
Laundry	Main	5`8" x 12`2"
Bedroom	Lower	11`5" x 14`1"
Storage	Lower	14`0" x 15`9"

Furnace/Utility Room
5pc Ensuite bath

Lower
Main

9`9" x 15`9"
9`0" x 11`5"

4pc Bathroom
4pc Bathroom
Legal/Tax/Financial

Main
Lower

4`11" x 10`2"
4`11" x 10`10"

Title:
Fee Simple
Legal Desc:

2111303

Zoning:
RC-1

Remarks

Pub Rmks:

Enjoy LAKE LIVING in the beautiful new community of South Shores, nestled on the banks of Chestermere Lake! Sunview Custom Homes is presenting a 1703 square foot 4 bedroom/3 bathroom BUNGALOW home in this master planned, family-friendly community. READY TO MOVE IN and complete with all the bells and whistles, this brand new home features a WALKOUT BASEMENT and a SOUTH FACING YARD. The moment your guests pull up to your new home, they will be impressed with the TRIPLE CAR GARAGE and luxury feel of the Hardie board exterior. You will appreciate the quiet suburban street - a safe place for your small family members to play. Out your back door, you will find a nice size yard and a deck with a gas line for your bbq. Inside you'll immediately notice the TEN FOOT CEILINGS and light-filled open floor plan - a very spacious and well laid out home. The main floor features a modern kitchen with impressive quartz countertops, stainless steel KitchenAid appliances, and full-height cabinetry. This large bungalow also has a MAIN FLOOR OFFICE - perfect for your work-from-home needs or as a hobby/reading room! You'll find an extra bedroom and bathroom on the main floor in addition to the primary suite. The light and bright primary bedroom suite will be sure to impress with a luxurious bathroom and a custom walk-in closet. The basement is developed with 9 foot ceilings and lots of large windows plus direct WALKOUT access to a covered patio and your back yard. The spacious family room is a great space for lounging and comes complete with a fireplace and a built-in bar and entertainment centre. The basement is complete with 2 more large sized bedrooms, a bathroom, and a storage area. The location of South Shores is very convenient as you'll have access to all of the amenities of East Hills shopping area, plus easy access into the heart of Chestermere and Calgary. As the boundaries of the two cities continue to expand, it is a no-brainer to secure a new-build home while values are affordable, keeping your investment secure as prices continue to rise. Don't wait or you'll wish you did it sooner! Call with questions regarding the property, available lots, and access to a Show Home.

Inclusions:
Property Listed By:

None
Century 21 Bamber Realty LTD.

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













