



THE
A-TEAM

**RE/MAX
FIRST**

213 SOUTH SHORE View, Chestermere T0X0X0

MLS®#: **A2121571** Area: **South Shores** Listing Date: **04/11/24** List Price: **\$1,049,800**
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
Lot Sz Ar: **5,181 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,850**
Low Sqft:
Ttl Sqft: **2,850**

DOM

38
Layout
Beds: **5 (5)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Yard**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **BBQ gas line**
Construction: **Cement Fiber Board, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator**
Int Feat: **Bathroom Rough-in, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, 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>
Entrance	Main	6`1" x 10`3"	Kitchen	Main	12`6" x 12`9"
Dining Room	Main	8`0" x 12`11"	Living Room	Main	15`1" x 15`11"
Pantry	Main	6`11" x 9`10"	Mud Room	Main	6`2" x 7`8"
Bedroom	Main	9`0" x 12`3"	Bedroom - Primary	Upper	14`11" x 15`4"
Bedroom	Upper	11`2" x 14`1"	Bedroom	Upper	11`2" x 11`11"
Bedroom	Upper	11`1" x 11`10"	Bonus Room	Upper	12`2" x 16`4"
Laundry	Upper	5`7" x 6`11"	3pc Bathroom	Main	4`11" x 7`8"

4pc Bathroom 5pc Ensuite bath	Upper Upper	4`11" x 11`2" 5`2" x 16`7"	4pc Bathroom	Upper	4`11" x 10`3"
Legal/Tax/Financial					
Title: Fee Simple		Zoning: RC-1			
Legal Desc:		2310531		Remarks	
Pub Rmks: Welcome to the desirable community of South Shores in Chestermere, Ab. Presenting the stunning "Bow" model by Sunview Custom Homes. This property offers over 2800sqft of luxurious living space. With a total of 5 spacious bedrooms and 4 full bathrooms, including a generous 5-piece master bathroom, this home offers ample space for comfortable living. The Triple Car Garage provides convenience and storage space, there is also a side basement entry! The primary kitchen is a chef's dream, featuring top-of-the-line built-in KitchenAide appliances including a Hood Fan, Electric Cooktop, Fridge, Microwave, and Dishwasher. For added culinary convenience, there is also a Spice Kitchen with a Hood Fan and Gas Stove. Designed for functionality and elegance, this home includes a bedroom (or office/den) on the main floor, a Bonus Room for added living space, and 9 ft ceilings on all three levels. The open-to-below design over the living room creates a grand and welcoming ambiance, while coffered ceilings in the Family Room and Office add a touch of sophistication. Additional features include floor-to-ceiling cabinets in the kitchen, a laundry room with a sink for added convenience, and an unfinished basement with rough-ins for a future bathroom, allowing you to customize the space to suit your needs. This home boasts a prime South facing backyard, perfect for enjoying sunny days and beautiful evenings. Located just a short distance from East Hills Shopping Center, you'll have everything you need right at your fingertips. Plus easy access to Calgary ensures a convenient commute for work or leisure. Don't miss the opportunity to make this property your next home in Chestermere's South Shores. Schedule a viewing today and experience luxury living at its finest! **Quick Possession **Postal code not registered yet					
Inclusions:		N/A			
Property Listed By:		Real Broker			

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











