



THE
A-TEAM

**RE/MAX
FIRST**

4 SOUTH SHORE Mount, Chestermere T1X2S1

MLS® #: **A2121663** Area: **South Shores** Listing Date: **04/10/24** List Price: **\$1,080,000**
Status: **Active** County: **Chestermere** Change: **+\$20k, 17-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2024**
Lot Information
Lot Sz Ar: **6,465 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,012**
Low Sqft:
Ttl Sqft: **3,012**

DOM

39
Layout
Beds: **4 (4)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Corner Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Wood Frame**
Flooring: **Carpet, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Cooktop, Gas Range, Microwave, Range Hood, Refrigerator**
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, 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>
Bedroom - Primary	Second	16`0" x 15`4"	Bedroom	Second	12`4" x 12`1"
Bedroom	Second	12`0" x 11`1"	Bedroom	Second	12`0" x 11`1"
3pc Ensuite bath	Second	11`0" x 5`0"	3pc Bathroom	Second	8`9" x 5`4"
3pc Bathroom	Main	9`5" x 4`11"	5pc Ensuite bath	Second	19`9" x 7`4"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-G			
Legal Desc:		2310531		Remarks	
Pub Rmks:					
This Brand new home built by award winning builder, Prominent Homes, in the Brand New Community of South Shore! This home has a Triple car garage and is on a Huge Corner lot of over 6000 sq feet. This Beautiful home features 4 Bedrooms, 4 Full Bathrooms including a Full Bathroom and Den on the Main Floor! THE MAIN floor also features an Open floor plan with a Gorgeous Kitchen that has a large Island, a Spice Kitchen, formal Dining room, Nook, a Grand Open to above Family room and a Nice size Deck! THE UPPER floor has 4 Bedrooms including a Large Master Bedroom with a Double Vanity, Custom Shower, Tub and a Nice size Walk-In Closet. The upstairs has a Large Laundry room and Bonus Room. The upper floor also has a Second Master Bedroom upstairs with total 4 bedrooms and 3 Bathrooms! It also comes with Alberta New Home Warranty and possession will be in Summer 2024! Call to book your private showing today or visit our show home at 101 South Shore View.					
Inclusions:		N/A			
Property Listed By:		eXp Realty			
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123					