



THE
A-TEAM

**RE/MAX
FIRST**

116 SOUTH SHORE View, Chestermere T1X 2R9

MLS®#: **A2137312** Area: **South Shores** Listing Date: **06/01/24** List Price: **\$1,074,000**
 Status: **Active** County: **Chestermere** Change: **-\$14k, 21-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **5,553 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,753**
 Low Sqft:
 Ttl Sqft: **2,753**

DOM

27
Layout
 Beds: **4 (3 1)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees,Landscaped**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Gas Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Closet Organizers,Double Vanity,High Ceilings,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`5" x 21`2"
Other	Main	9`1" x 10`5"
Dining Room	Main	7`6" x 17`11"
4pc Bathroom	Main	8`2" x 4`10"
5pc Ensuite bath	Second	13`9" x 14`10"
Bedroom	Second	10`8" x 15`1"
Family Room	Second	14`7" x 14`1"

Room	Level	Dimensions
Living Room	Main	14`1" x 17`11"
Office	Main	9`11" x 10`5"
Breakfast Nook	Main	13`5" x 9`1"
5pc Bathroom	Second	10`6" x 5`1"
Bedroom - Primary	Second	18`0" x 18`2"
Bedroom	Second	10`4" x 13`1"
Laundry	Second	5`11" x 7`9"

Walk-In Closet
3pc Bathroom
Storage

Second
Basement
Basement

12`0" x 8`2"
8`4" x 4`11"
18`1" x 17`2"

Bedroom
Game Room

Basement
Basement

13`0" x 11`1"
29`0" x 26`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111303

Zoning:
RC-1

Remarks

Pub Rmks: **Looking for a home without neighbours behind you? Come check out this fully finished executive home with almost 4000 square feet of developed space!!! The property is fully landscaped and backs onto a green space!!! The open concept main floor features a gourmet kitchen with access to your rear deck as well as separate spice kitchen !!! The living area boasts a gas fire place and cathedral ceilings . Finishing off the main is an office (could be 5th bedroom) as well as a 4 piece bathroom. Upstairs you'll find 3 additional bedrooms , 2 x 5 piece baths and a laundry room complete with Electrolux washer and dryer, sink and folding table!!!! The basement has been professionally finished by MIKE HOLMES approve Basement Builders and include another bedroom, 3 piece bath, Livingroom with wet bar and a separate entry/exit to the backyard. Great value in this move in ready home!!! Flexible possession and can accommodate immediate.**

Inclusions: **None**
Property Listed By: **MaxWell Canyon Creek**

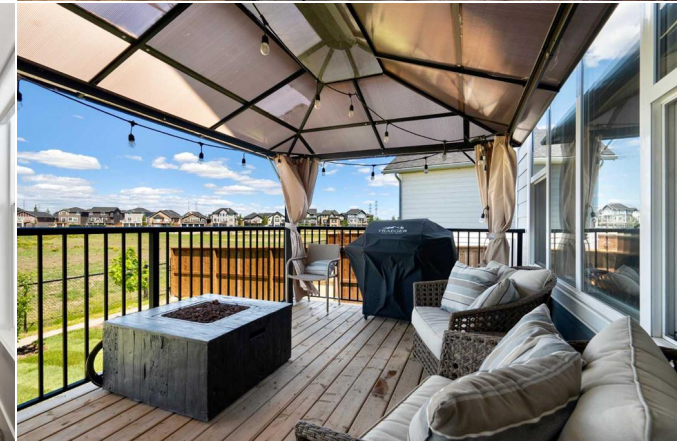
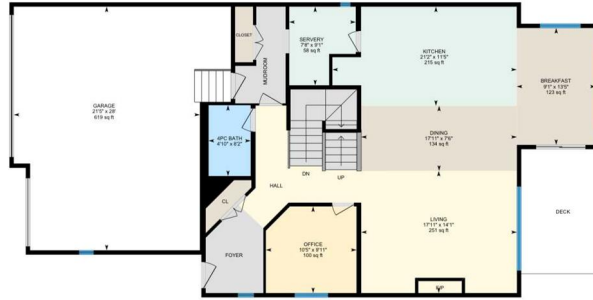
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





116 S Shr Vw, Chestermere, AB

Main Floor Exterior Area 1343.48 sq ft
Interior Area 1299.37 sq ft
Excluded Area 657.94 sq ft





116 S Shr Vw, Chestermere, AB

2nd Floor Exterior Area 1410.17 sq ft
Interior Area 1521.07 sq ft
Excluded Area 256.25 sq ft



