



THE
A-TEAM

**RE/MAX
FIRST**

33 SOUTH SHORE MANOR , Chestermere T1X 2S1

MLS®#: **A2144872** Area: **South Shores** Listing Date: **06/26/24** List Price: **\$965,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **4,370 sqft**
 Lot Shape:

DOM

6
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Chandelier,Kitchen Island,No Animal Home,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`5" x 16`1"	Dining Room	Main	11`9" x 9`0"
Living Room	Main	15`3" x 16`6"	Office	Main	10`1" x 9`11"
Bedroom	Second	11`8" x 11`2"	Bedroom	Second	10`5" x 15`10"
Family Room	Second	18`3" x 17`7"	Bedroom - Primary	Second	15`0" x 15`0"
Bedroom	Basement	11`2" x 13`3"	Bedroom	Basement	11`2" x 10`5"
5pc Ensuite bath	Second	11`8" x 9`2"	4pc Bathroom	Main	4`11" x 7`10"
4pc Bathroom	Second	10`6" x 4`11"	4pc Bathroom	Basement	4`11" x 8`10"

Bedroom **Second** **10`2" x 13`8"** Legal/Tax/Financial

Title: Zoning: **RC-1**
Fee Simple
Legal Desc: **2111303**

Remarks

Pub Rmks: **4 BEDROOMS + BONUS ROOM | MAIN FLOOR OFFICE + FULL BATHROOM | HIGH-END FINISHES** Welcome to your Dream Home in the vibrant community of South Shore Chestermere! This exquisite abode offers an unparalleled blend of elegance and functionality. Meticulous care and thoughtful upgrades have transformed this 4-bedroom residence into a haven of luxury. This home is designed to accommodate every lifestyle need. The kitchen is a chef's delight with quartz countertops, stainless steel appliances, and an upgraded backsplash. The master bedroom boasts a lavish 4-piece ensuite with upgraded floor tiles. Three additional good-sized bedrooms and a bonus room complete the upstairs, featuring an upgraded TRAY CEILING. Extra-large windows throughout the house and on the stairs flood the home with light throughout the day. The LEGAL BASEMENT SUITE offers 2 huge bedrooms, a full washroom, and a separate entrance. A front double car garage ensures ample parking space, with 2 additional spots on the oversized driveway. Conveniently located near essential amenities, this home offers easy access to shopping centers, serene ponds, Chestermere Lake walking pathways, and playgrounds. With quick access to major roads, navigating the city is a breeze. Don't miss the opportunity to make this meticulously maintained and upgraded residence your own. Contact your preferred realtor today to schedule a showing and embark on the journey to owning your dream home.

Inclusions: **Furniture is negotiable with the purchase price**
Property Listed By: **Real Broker**

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











