



THE
A-TEAM

**RE/MAX
FIRST**

30 SOUTH SHORES Road, Chestermere T1X2S1

MLS®#: **A2150298** Area: **South Shores** Listing Date: **07/18/24** List Price: **\$995,000**
 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: **5,327 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,782**
 Low Sqft:
 Ttl Sqft: **2,782**

DOM

60
Layout
 Beds: **4 (4)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Parking Pad, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Double Oven, Dryer, Electric Cooktop, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Bathroom Rough-in, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	Office	Main	10`0" x 10`2"
Kitchen	Main	12`4" x 13`4"	Family Room	Main	18`9" x 15`7"
Nook	Main	12`2" x 12`6"	Bedroom - Primary	Upper	17`8" x 13`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Bonus Room	Upper	12`0" x 12`0"
Bedroom	Upper	12`0" x 12`0"	Bedroom	Upper	11`5" x 14`5"
4pc Bathroom	Upper		Bedroom	Upper	11`3" x 12`3"
4pc Bathroom	Upper				

Legal/Tax/Financial

Title: Fee Simple
 Zoning: R-G
 Legal Desc: TBD

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 lot over 5000 sq feet. This Beautiful home features 4 Bedrooms, 4 Full Bathrooms including a Full Bathroom and Flex 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, Dining Nook, a Grand Open to above entrance and a Nice size Deck! THE UPPER floor has 4 Bedrooms including a Large Master Bedroom with a Double Vanity, Custom tiled 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 Fall 2024! Photos are representative.**

Inclusions: N/A
 Property Listed By: Bode Platform Inc.

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