

193 SOUTH SHORE View, Chestermere T1X 2Y3

MLS®#: **A2151213** Area: **South Shores** Listing Date: **07/19/24** List Price: **\$1,149,000**
 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: **5,182 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,242**
 Low Sqft:
 Ttl Sqft: **3,242**

DOM

59
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Low Maintenance Landscape,Level**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Aluminum Siding ,Composite Siding,Stone**
 Heating: **Forced Air** Flooring: **Carpet,See Remarks,Tile**
 Sewer: Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`7" x 15`0"	Great Room	Main	14`0" x 16`0"
Spice Kitchen	Main	7`7" x 11`5"	2pc Bathroom	Main	9`0" x 5`0"
Mud Room	Main	10`0" x 6`2"	Flex Space	Main	12`0" x 10`0"
Bedroom - Primary	Second	14`2" x 14`0"	Walk-In Closet	Second	7`5" x 14`0"
5pc Ensuite bath	Second	10`0" x 17`5"	Bedroom	Second	11`2" x 12`6"
Laundry	Second	9`0" x 7`3"	3pc Bathroom	Second	10`0" x 5`0"
Bonus Room	Second	12`6" x 15`0"	Walk-In Closet	Second	6`7" x 6`0"
Bedroom	Second	10`2" x 12`0"	Bedroom	Second	10`3" x 11`8"
3pc Bathroom	Second	5`0" x 10`5"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1

2310531

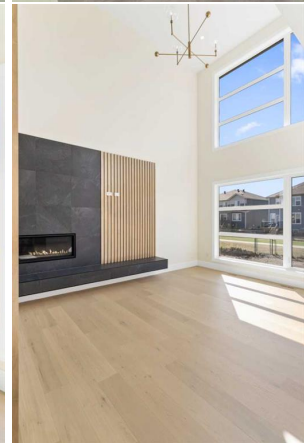
Remarks

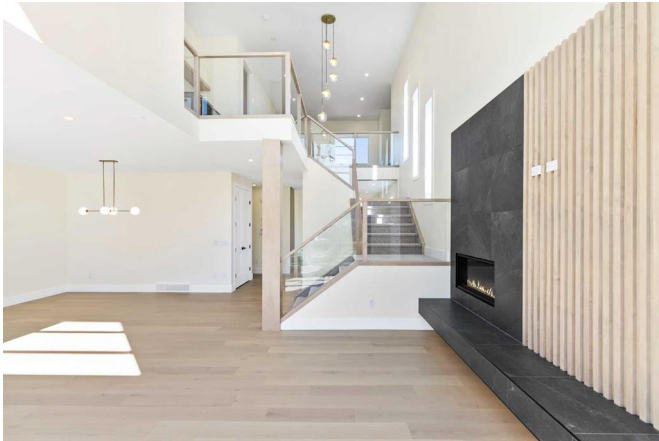
Pub Rmks: **OVER 3200 SQFT, 4 BEDS, 3.5 BATHS, SEPARATE ENTRY BASEMENT, 3 CAR GARAGE, SPICE KITCHEN - ELEGANT MODERN DESIGN WITH EXTENSIVE UPGRADES AND OPEN TO ABOVE SPACES - Welcome to your brand new home with a 3 CAR GARAGE that leads into a MUDROOM and flex room that can be used as an ADDITIONAL BEDROOM. The stairs are a focal point in the design and add a modern look. The great room with TILE FACED FIREPLACE that warms the space and large windows that bring in a lot of natural light extends into a chef inspired kitchen. This kitchen is complete with STAINLESS STEEL APPLIANCES (as per builder specifications) and a SPICE KITCHEN keeps your home pristine. This floor is complete with DECK and BACKYARD ACCESS. The upper level has 4 BEDS, 3 BATHS, LAUNDRY AND A BONUS SPACE. The primary 5pc ensuite has a large walk in closet, SOAK TUB AND DOUBLE VANITY. Also 2 beds are in a Jack and Jill set up and the last bedroom has a walk in closet. This home is in a solid location with shops, schools and the lake close by. The images, interior and exterior, shown are from two similar homes by the same builder. BASEMENT WILL BE UNFINISHED but the BUILDER CAN FINISH AS PER PLANS FOR AN ADDITIONAL 60K. Home has BEGUN construction.**

Inclusions: **As per builder spec**
Property Listed By: **Real Broker**

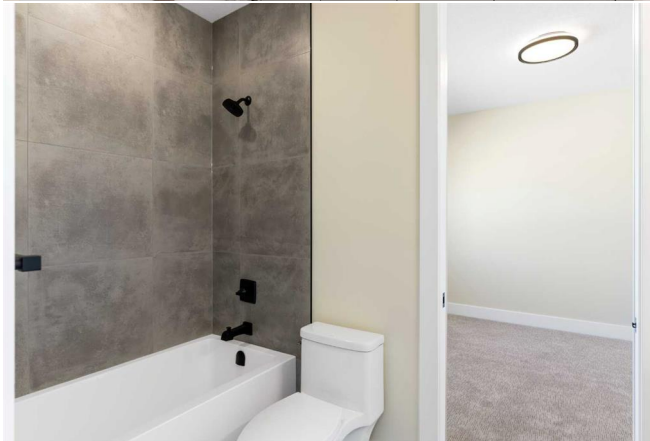
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













MAIN FLOOR

MAIN FLOOR, ABOVE GRADE: 1489 SQFT
 SECOND FLOOR, ABOVE GRADE: 1753 SQFT
 BASEMENT, BELOW GRADE: 1385 SQFT
 GARAGE: 646 SQFT

DATE OF MEASUREMENT: JULY 18, 2024
 ADDRESS: 193 SOUTH SHORE VIEW
 PROPERTY TYPE: DETACHED HOME
 COMPLETED BY: QUICK LIST MEDIA INC
 PREPARED FOR: SGG REAL ESTATE GROUP

TOTAL ABOVE GRADE: 3242 SQFT
 TOTAL LIVING SPACE: 4627 SQFT

real

MEASUREMENTS ARE DERIVED FROM BUILDER BLUEPRINTS

SECOND FLOOR

MAIN FLOOR, ABOVE GRADE: 1489 SQFT
 SECOND FLOOR, ABOVE GRADE: 1753 SQFT
 BASEMENT, BELOW GRADE: 1385 SQFT
 GARAGE: 646 SQFT

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BASEMENT

MAIN FLOOR, ABOVE GRADE: 1489 SQFT
 SECOND FLOOR, ABOVE GRADE: 1753 SQFT
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