

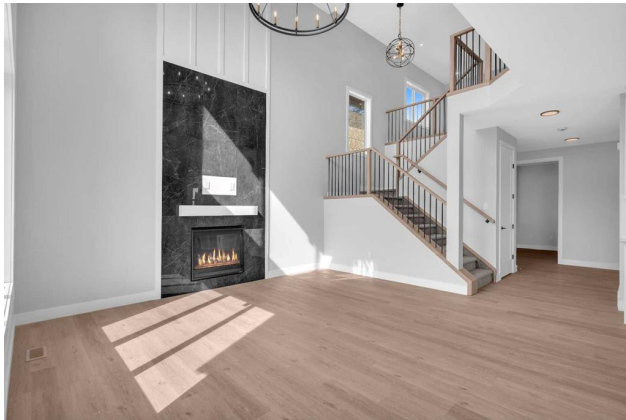


THE
A-TEAM

**RE/MAX
FIRST**

213 SOUTH SHORE View, Chestermere T1X 2Y3

MLS®#: **A2155394** Area: **South Shores** Listing Date: **08/09/24** List Price: **\$1,049,800**
 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: **5,181 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,850**
 Low Sqft:
 Ttl Sqft: **2,850**

DOM

40
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Interior Lot,Level,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Concrete,Mixed,Wood Frame**
 Heating: **Central,Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Oven,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bathroom Rough-in,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Stone Counters,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> |
|-------------------|--------------|-------------------|--------------|--------------|-------------------|
| Entrance | Main | 6`1" x 10`3" | Kitchen | Main | 12`6" x 12`9" |
| Dining Room | Main | 8`0" x 12`11" | Living Room | Main | 15`1" x 15`11" |
| Pantry | Main | 6`11" x 9`10" | Mud Room | Main | 6`2" x 7`8" |
| Bedroom | Main | 9`0" x 12`3" | 4pc Bathroom | Main | 4`11" x 7`8" |
| Bedroom - Primary | Upper | 14`11" x 15`4" | Bedroom | Upper | 11`2" x 14`1" |
| Bedroom | Upper | 11`2" x 11`11" | Bedroom | Upper | 11`1" x 11`10" |

Bonus Room
4pc Bathroom
5pc Ensuite bath

Upper
Upper
Upper

12`2" x 16`4"
4`11" x 11`2"
5`2" x 16`7"

Laundry
4pc Ensuite bath

Upper
Upper

5`7" x 6`11"
4`11" x 10`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310531

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to 213 South Shore View, Chestermere, where luxury and functionality harmoniously blend in the stunning 'Bow' model by Sunview Custom Homes. This exquisite residence, built in 2024, spans over 2850 square feet, open to below concept, and exudes sophistication with its contemporary design and meticulous attention to detail. Featuring 5 spacious bedrooms, including two master bedrooms with attached washroom, and 4 full bathrooms, this home is designed for those who appreciate the finer things in life. As you step inside, the main floor welcomes you with double door entrance, soaring 9 ft ceilings, main floor full bedroom and full washroom, and a cozy Natural Gas Fireplace in the family Room. The open-concept family room flows seamlessly into a beautiful kitchen equipped with top-of-the-line built-in KitchenAide appliances in the main kitchen including a Hood Fan, Electric Cooktop, Fridge, Microwave, and Dishwasher. For added culinary convenience, there is also a Spice Kitchen with a Hood Fan, Double Sink, and Gas Stove. The grandeur continues outdoors with an expansive Big Deck overlooking the landscaped yard, perfect for entertaining or enjoying serene evenings. The Triple Garage Attached provides ample space for vehicles and storage, while the separate basement entrance floods the lower level with natural light, offering endless possibilities for customization for future basement development. Upstairs, you'll find 4 big sized bedrooms, 3 full baths, and a convenient laundry Room with a Sink. The abundant windows throughout the home ensure every corner is bathed in natural light. The open-to-below design over the family room creates a grand and welcoming ambiance, while the coffered ceilings add a touch of sophistication. Other features in the house includes: 9 feet ceiling height throughout, built-in cabinets in all bedrooms, hardwood flooring on main floor, tiles in mudroom, entrance and all washrooms , black hardware throughout, iron-railing, custom showers and much more. Nestled in the coveted South Shore community, this residence offers proximity to the East Hills Shopping Center, tranquil lakeside parks, and extensive walking and bike paths. Perfectly located near Calgary for commuting and leisure, this home provides both tranquility and accessibility. This residence presents an unparalleled opportunity to experience sophisticated living in one of Chestermere's most desirable neighborhoods. Don't miss your chance to make this dream home yours - schedule your viewing today and experience luxury living at its finest!

Inclusions:
Property Listed By:

N/A
eXp Realty

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