

42 SOUTH SHORE Bay, Chestermere T1X2S1

MLS®#: **A2156964** Area: **South Shores** Listing Date: **08/12/24** List Price: **\$1,224,900**
 Status: **Active** County: **Chestermere** Change: **-\$25k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **10,632 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,446**
 Low Sqft:
 Ttl Sqft: **3,446**

DOM

37
Layout
 Beds: **8 (5 3)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

Ttl Park: **8**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Street Lighting,Pie Shaped Lot**
 Park Feat: **Aggregate,Covered,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,On Street,Parking Pad,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Microwave,Range Hood,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,See Remarks,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	4`11" x 8`2"	3pc Bathroom	Main	4`11" x 8`9"
Living Room	Main	15`7" x 14`5"	Dining Room	Main	11`0" x 9`1"
Pantry	Main	10`10" x 4`5"	Bedroom	Main	10`3" x 11`2"
Kitchen	Main	5`9" x 11`2"	Kitchen	Main	15`2" x 14`5"
Nook	Main	19`2" x 12`0"	Family Room	Main	15`2" x 14`5"

Bedroom - Primary	Upper	19`4" x 19`6"
6pc Ensuite bath	Suite	12`1" x 12`11"
Bedroom - Primary	Upper	12`8" x 11`2"
Bonus Room	Upper	16`9" x 18`7"
3pc Ensuite bath	Upper	9`3" x 4`11"
Laundry	Basement	9`0" x 22`4"
Bedroom	Basement	10`7" x 13`2"
Game Room	Basement	27`1" x 27`9"
Kitchen	Basement	10`8" x 13`5"

Walk-In Closet
Bedroom
Bedroom
Laundry
4pc Bathroom
Bedroom
Bedroom
4pc Bathroom

Upper	15`4" x 8`0"
Upper	11`7" x 12`11"
Upper	11`10" x 11`2"
Upper	5`8" x 7`10"
Upper	4`11" x 9`7"
Basement	14`11" x 11`6"
Basement	14`7" x 11`8"
Basement	4`10" x 9`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2111303**

Zoning: **R-2**

Remarks

Pub Rmks: **This stunning home in the lakeside community of South Shores Chestermere offers over 5,000 sq ft of luxurious living space across three levels. Boasting 8 BEDROOMS and 5 FULL BATHROOMS, it includes a fully equipped 3-bedroom LEGAL basement suite with its own laundry. The property sits on an expansive 10,600+ sq ft lot and features a heated triple-car garage with an extended exposed aggregate driveway. Highlights of this highly upgraded residence include soaring high ceilings and an open-to-below design from the upper level to the main floor. The home showcases engineered hardwood floors, tile in all bathrooms, and a tiled front foyer. The exterior is adorned with Hardie board siding, and the interior features granite countertops, custom glass showers, and upgraded lighting with extra pot lights. Additional amenities include a custom oversized fireplace in the family room, dual AC units, a main floor bedroom with an adjacent bathroom, and a custom staircase with lighting. The master suite boasts a custom walk-in closet and a secondary master bedroom is located on the upper level. The kitchen is equipped with black stainless steel appliances, a spice kitchen with stainless steel appliances, and a pot filler, while the main kitchen includes under-cabinet lighting, upgraded cabinet door handles, and a striking waterfall island. Further enhancements include a central vacuum system, a heated garage, reverse osmosis water filtration, a water softener, custom steam shower, custom mirrors, and shiplap feature walls. Contact your realtor today for more information!**

Inclusions: **Spice Kitchen: Refrigerator, Dishwasher, Gas Range, Chimney Hood-Fan Basement: Washer/Dryer**

Property Listed By: **Real Broker**

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













