



THE
A-TEAM

**RE/MAX
FIRST**

38 SOUTH SHORE Road, Chestermere T1X 2Y4

MLS®#: **A2162150** Area: **South Shores** Listing Date: **09/03/24** List Price: **\$1,179,900**
 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: **6,488 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,508**
 Low Sqft:
 Ttl Sqft: **3,508**

DOM

16
Layout
 Beds: **7 (5 2)**
 Baths: **6.5 (6 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Few Trees,Lawn,Low Maintenance Landscape,Landscaped,Level**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Aluminum Siding ,Composite Siding,Wood Frame**
 Flooring: **Carpet,See Remarks,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Kitchen Island,Quartz Counters,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`3" x 5`0"	Bedroom	Main	10`0" x 9`8"
Spice Kitchen	Main	11`9" x 15`4"	Nook	Main	11`1" x 19`1"
Bedroom	Second	19`3" x 11`5"	4pc Bathroom	Second	10`11" x 5`0"
3pc Bathroom	Main	5`0" x 5`6"	Foyer	Main	9`6" x 11`5"
Kitchen	Main	13`0" x 15`0"	Family Room	Main	11`0" x 15`0"
Bedroom	Second	14`1" x 11`2"	Laundry	Second	6`0" x 7`7"
Loft	Second	16`11" x 13`7"	3pc Ensuite bath	Second	4`11" x 8`0"

Walk-In Closet	Second	4`11" x 9`6"	5pc Ensuite bath	Second	14`10" x 12`9"
Walk-In Closet	Second	12`10" x 6`0"	Bedroom - Primary	Second	16`11" x 15`9"
Game Room	Basement	23`6" x 23`0"	Furnace/Utility Room	Basement	9`0" x 10`5"
Laundry	Basement	6`0" x 6`5"	Bedroom	Basement	14`6" x 10`9"
Bedroom	Basement	14`5" x 12`9"	3pc Bathroom	Basement	5`0" x 9`7"
Bedroom	Second	16`7" x 12`1"	2pc Bathroom	Basement	6`5" x 7`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **2310531**

Remarks

Pub Rmks: **BRAND NEW HOME - 7 BEDS, 7 BATHS, ALMOST 5000 SQFT LIVEABLE SPACE, PATIO, BACK YARD, SPICE KITCHEN - LUXURIOUS HOME WITH MODERN FINISHINGS, UPGRADES and OPEN TO BELOW SPACE - SEPARATE ENTRANCE/LAUNDRY BASEMENT - This home begins with a large foyer that leads to an OPEN FLOOR PLAN living room, kitchen, dining and DECK/YARD access. This main floor has a 3PC ensuite bedroom and additional washroom. The kitchen is expansive and will be done to builder spec. The SPICE KITCHEN have a pantry and keeps your home pristine. The upper level is complete with 4 beds, 3 bathrooms, laundry and a loft. 3 of the bedrooms on the second floor are in an ensuite configuration. OPEN TO BELOW space adds elegance to this home. The basement has 2 bedrooms and 2 bathrooms (in the basement, the unfinished section is a 2pc bathroom) a large rec room, LAUNDRY and a SEPARATE ENTRANCE. The basement will have a WET BAR and can be made into an ILLEGAL/LEGAL SUITE (Subject to city approval). This home is in a solid location with shops, schools and the lake all close by. INTERIOR PHOTOS are from another home similar finishes from the same builder.**

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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











