



THE
A-TEAM

**RE/MAX
FIRST**

40 SOUTH SHORE Manor, Chestermere T1Z0J1

MLS® #: **A2162918** Area: **South Shores** Listing Date: **09/05/24** List Price: **\$960,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **5,360 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,678**
 Low Sqft:
 Ttl Sqft: **2,678**

DOM

13
Layout
 Beds: **5 (5)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Interior Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Gas Range,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	101`2" x 10`0"	3pc Bathroom	Main	8`0" x 5`0"
Bedroom - Primary	Second	14`9" x 12`9"	5pc Ensuite bath	Second	12`10" x 8`4"
5pc Bathroom	Second	12`3" x 5`0"	Bedroom	Second	10`9" x 10`3"
Bedroom	Second	14`1" x 11`3"	Bedroom	Second	13`9" x 11`10"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

RC-1

Legal Desc:

2111303

Remarks

Pub Rmks:

Welcome to this Stunning 5 Bedroom, 3 Bathroom home with a Triple car garage in the highly sought after community of South Shores! The main floor features 9-foot-high ceilings, Chic kitchen with gorgeous Double Islands, spacious Dining room as well a luxurious Open to Above Family room. This home also features a Spice Kitchen with gas range as well as there is a main floor Office that is perfect from working for home, or use it as a bedroom which is perfect for multi-generational living plus there is bathroom with walk-in Shower which completes the main floor. The Upper Level has a large Primary Bedroom with a beautiful 5-piece Ensuite plus 3 other bedrooms upstairs, a Bonus Room and Laundry Room. This Open concept home offers plenty of natural light, comes with Air Conditioning and is Fully Landscaped with a Large cement patio in the backyard! The basement has a separate entrance and has 9-foot-tall ceilings. Located minutes from Chestermere Lake, close to shopping and schools this location is perfect with easy access to Calgary! Call to book your private showing today!

Inclusions:

N/A

Property Listed By:

eXp Realty

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