



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**236 SHORELINE Vista, Chestermere T1X0T4**

MLS®#: **A2163243**

Area: **Lakepointe**

Listing Date: **09/05/24**

List Price: **\$810,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2015**  
Lot Information  
Lot Sz Ar: **4,899 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,378**  
Low Sqft:  
Ttl Sqft: **2,378**

DOM

**13**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Rectangular Lot**  
Park Feat: **Concrete Driveway,Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Private Yard**

Construction: **Cement Fiber Board,Composite Siding,Concrete,Stone,Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Garage Control(s),Microwave,Range Hood,Tankless Water Heater,Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Recessed Lighting,Tankless Hot Water,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`9" x 2`11"
Office	Main	9`8" x 10`0"
Kitchen	Main	10`2" x 15`5"
Family Room	Second	19`1" x 17`4"
5pc Ensuite bath	Third	8`10" x 9`0"
Bedroom	Third	10`10" x 10`6"

Room	Level	Dimensions
Dining Room	Main	8`1" x 15`5"
Foyer	Main	11`11" x 6`1"
Laundry	Lower	7`5" x 6`3"
4pc Bathroom	Third	10`10" x 5`8"
Bedroom	Third	14`6" x 10`0"
Bedroom	Third	13`2" x 10`1"

**Bedroom - Primary**

**Third**

**16`0" x 13`0"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1311715**

Zoning:

**R-1**

Remarks

Pub Rmks:

**This beautifully maintained Mattamy built home is located on a quiet street and features tons of upgrades. As you walk past the front patio into the main entrance, you experience massive ceilings, a large closet and a 2 piece bathroom. Moving up to the main level you have gorgeous unique and luxury hardwood flooring leading you to a large office before entering the open concept living room featuring a gas fireplace with maple surround and tv mount with hidden components. Your massive kitchen and dining room space features built-in appliances including a gas range, wall oven and microwave, ceiling height cabinets, large pantry, coffee bar and matching granite countertops throughout the home. The gas line hook up on the deck area allows for BBQ convenience as well as easy access for you and your pets to the large backyard. The second level is where you experience huge vaulted ceilings with plenty of natural light from the covered patio area. The top level has 4 bedrooms with a range of features from vaulted ceilings to walk in closets. Your primary bedroom is not only spacious and practical with a walk-in closet, it also features a 5 piece en suite with double sinks, full glass shower and jetted tub. Entering from the garage or side entrance, you have your laundry room/mudroom that also has a utility sink and cabinets for storage. The unfinished basement presents a fantastic opportunity for adding a 5th legal bedroom, another bath or any other customization you'd like. You'll notice the many upgrades in this home, even what you can't see has been upgraded, like the attic insulation to R50, tankless hot water tank etc. Located close to the lake and walking paths, this home offers easy access to Chestermere's outdoor scenery and activities. Book a showing today to see it in person!**

Inclusions:

Property Listed By:

**Storage Shed, TV & mount in Livingroom**

**Real Broker**

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