



THE
A-TEAM

**RE/MAX
FIRST**

32 SOUTH SHORE Manor, Chestermere T1X 2S1

MLS®#: **A2165960** Area: **South Shores** Listing Date: **09/14/24** List Price: **\$939,900**
 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: **7,031 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,890**
 Low Sqft:
 Ttl Sqft: **2,890**

DOM

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

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Composite Siding, Concrete, Stone**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range, Built-In Oven, Built-In Range, Dishwasher, Double Oven, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, Refrigerator**
 Int Feat: **Built-in Features, Closet Organizers, Crown Molding, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`2" x 4`11"	Living/Dining Room Combination	Main	9`4" x 15`0"
Family Room	Main	13`10" x 26`8"	Mud Room	Main	9`0" x 8`1"
Bedroom	Main	8`10" x 10`9"	Spice Kitchen	Main	9`8" x 10`0"
Kitchen	Main	10`0" x 20`3"	4pc Bathroom	Upper	10`1" x 5`0"
4pc Bathroom	Upper	5`6" x 11`5"	5pc Ensuite bath	Upper	11`11" x 14`0"
Bedroom	Upper	9`10" x 15`3"	Bedroom	Upper	11`2" x 12`5"
Bedroom	Upper	12`1" x 13`3"	Bonus Room	Upper	9`1" x 11`4"

Bedroom - Primary

Upper

14`11" x 16`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

20111303

Zoning:
R-1

Remarks

Pub Rmks:

A Modern Masterpiece designed by one of the Custom builder ONE WORD...WOW! That's what you'll say once you walk into this 2024 Brand new TRIPLE CAR GARAGE. Chestermere LAKE living is perfect for those who love to have Bicycle pathways, water activities and nature living right at the doorstep. This house has total 2890 sq.ft living space. Boasting high ceilings and open to above entrance its finest, this 5 Bedroom , Family room and 4 Bath. The main floor showcases an open floor plan with large foyer, built in office centre, huge mudroom, walk-through SPICE KITCHEN, pantry with build-ins, LVP flooring, 9' ceilings. The Kitchen is stunning with its TRENDY modern design, stainless-steel appliances, rangehood with custom millwork design, custom pullout cabinets with waste/recycling racks, massive island, gas cook top and so much more. The flow into the expansive dining area and living area. The best part...enjoy gorgeous Views to the park from living room. You can not miss natural sunlight through you ENLARGED WINDOWS. Heading up to the 2nd level, you'll be pleased to find an expansive 2 primary suite with 5pc ensuite and WIC. Down the hall is a large laundry room, beautiful 4pc bath and 3 additional bedrooms. Walk down the hall a little further and you'll find the spacious bonus room, perfect for movie nights or a place to hide all the toys. Lastly, the final level makes this home just a bit more. The basement is unfinished with separate side entrance and awaiting your creative ideas. Other highlights include integrated smart lighting, extended 7 year envelope warranty, BBQ outlet at back deck and the list goes on... The difference is all in the details...the sellers were meticulous about this build and any new owner will appreciate all the thoughtfulness that went into this build, not to mention all the upgrades. This home is just steps away from the popular Chestermere Lake, schools, shopping and many more!

Inclusions:
Property Listed By:

all appliances
RE/MAX iRealty Innovations

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











