



THE
A-TEAM

**RE/MAX
FIRST**

36 SOUTH SHORE Manor, Chestermere T1X 2S1

MLS®#: **A2168514** Area: **South Shores** Listing Date: **09/25/24** List Price: **\$1,199,900**
 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: **5,753 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,928**
 Low Sqft:
 Ttl Sqft: **2,928**

DOM

87
Layout
 Beds: **7 (5 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Landscaped**
 Park Feat: **Triple Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **See Remarks**
 Int Feat: **Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`6" x 8`2"	Bedroom	Main	11`7" x 8`5"
Living Room	Main	14`2" x 23`11"	Dining Room	Main	10`5" x 9`3"
2pc Bathroom	Main	5`0" x 8`5"	Mud Room	Main	8`2" x 8`7"
Spice Kitchen	Main	9`1" x 10`8"	Kitchen	Main	18`5" x 10`8"
Bedroom	Second	15`3" x 10`0"	4pc Bathroom	Second	11`6" x 5`5"
Bedroom	Second	12`2" x 9`10"	Bedroom	Second	12`3" x 9`10"

Family Room **Second** **12`4" x 9`0"**
4pc Ensuite bath **Second** **4`11" x 9`8"**
Bedroom - Primary **Second** **16`1" x 14`8"**
Game Room **Basement** **35`8" x 20`4"**
Bedroom **Basement** **11`4" x 12`5"**
4pc Bathroom **Basement**

Laundry
Walk-In Closet
5pc Ensuite bath
Furnace/Utility Room
Bedroom
Kitchen

Second **5`5" x 7`9"**
Second **6`3" x 10`1"**
Second **13`7" x 12`0"**
Basement **8`6" x 11`9"**
Basement **15`6" x 12`5"**
Basement **9`2" x 6`1"**

Legal/Tax/Financial

Title: Zoning: **R1**
Fee Simple
 Legal Desc: **2111303**

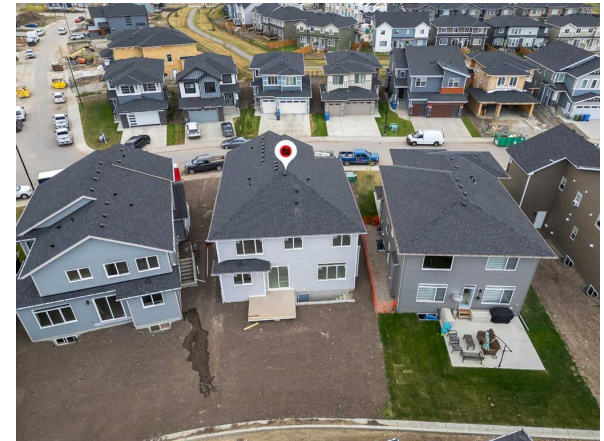
Remarks

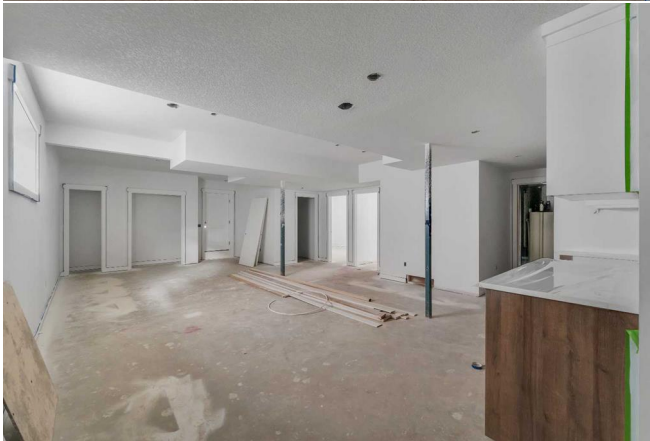
Pub Rmks: **LEGAL SUITE SEPARATE ENTRY/LAUNDRY - 7 BEDS, 5 BATHS, OVER 4100 LIVEABLE SPACE, SPICE KITCHEN - 3 CAR GARAGE, DECK, BACKYARD - BRAND NEW HOME WITH ELEGANT DESIGN AND MODERN FINISHING - This home is fully featured with a MAIN FLOOR BEDROOM, OPEN FLOOR PLAN and SPICE KITCHEN. The main floor is convenient with a 3 car attached garage opening into the mudroom and the spice kitchen. A large living room, dining and main kitchen with built ins (as per builder specifications) and DECK access complete this floor. The upper level is complete with 4 beds and 3 baths. The primary 5pc ensuite is expansive and has a walk in closet. Another bedroom has its own ensuite and 2 others are in a jack and jill configuration. A family room and OPEN TO BELOW space complete this level. The LEGAL BASEMENT SUITE has 2 BEDS and 1 BATH, kitchen, large rec room and storage. This home is perfect for a large family and features all luxury amenities. In addition the community is lovely, with shops, schools parks and all that the lake has to offer all close by. Home is still under construction and will be complete in October.**

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

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









Model Name:
VIRTUE
Style of the home:
CRAFTSMAN

5 bedrooms 4 full bathrooms on the main and upper floors.
Open to above at entry of the home and family room.

Developed 2 bedrooms and 1-bathroom legal suite.

Customized kitchen cabinets and spice kitchen.

9-foot ceiling on the main floor and basement.



36 SOUTH SHORE MANOR, CHESTERMERE 2907 SQ.FT

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BASEMENT: 1093 SQ.FT

Developed Legal suite.
Side entrance.
2 large bedrooms.
1 bathroom.
Appliance: 30" electric range and oven, 30" fridge freezer, and a dishwasher.
Kitchen with pantry.
Stackable Laundry Rough-in.
Approximately 9' ceiling

MAIN FLOOR: 1429 SQ.FT

Open to above entry foyer.
Open to above family area.
Main floor bedroom and full bathroom.
Double door entry.
Main floor 9' ceiling and 8' doors.
Spice Kitchen & Pantry with 30" gas oven stove.
Main kitchen - Built in wall oven & Microwave, 30" gas cooktop, 36" fridge freezer, dishwasher.
Custom kitchen cabinets and quartz countertop.
Kitchen Island with flushed eating bar and 6" drop ceiling over the kitchen island.

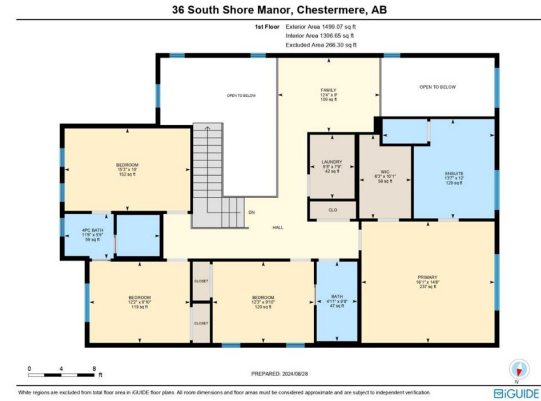
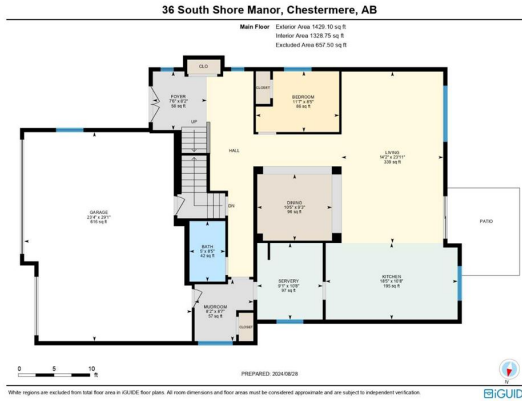
Main floor separate dining area with a feature wall
Family area with built in gas fireplace.
Ding patio door.
112 sq ft deck in the back.
Tripple car garage with a side door entrance.

UPPER FLOOR: 1478 SQ.FT.

A total of 4 bedrooms, 3 bathrooms, laundry room, and a bonus room on the upper floor.
Bonus room with a feature wall and overlooking the open to below foyer and family room.
Jack & Jill bathroom.
The primary bedroom with a tray ceiling.
The primary bedroom has a walk-in closet with a combination of MDF & Wire shelving.
Ensuite bathroom comes with a double vanity, soaker tub with tiled deck, shower with tile base and tiled surround, and 10 mil frameless glass doors.
Secondary suite on the upper floor.
Carpet in bedrooms and upper floor common/bonus area.

EXTERIOR:

Hardie siding
Hardie Shakes on the front exterior.
Slate Castle Rock - stone masonry.
Exterior pot lights.



36 South Shore Manor, Chestermere, AB



White regions are excluded from total floor area in K&K&E floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

