



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**51 SOUTH SHORE Road, Chestermere T1X 0B4**

MLS®#: **A2175783**      Area: **South Shores**      Listing Date: **10/28/24**      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: **5,295 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,304**  
 Low Sqft:  
 Ttl Sqft: **3,304**

DOM

**1**  
Layout  
 Beds: **7 (5 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Landscaped**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Electric Stove,Gas Cooktop,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Central Vacuum,Chandelier,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Game Room</b>	<b>Basement</b>	<b>17`3" x 31`11"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`0" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`5" x 12`5"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`9" x 12`4"</b>
<b>Storage</b>	<b>Basement</b>	<b>8`9" x 5`2"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 16`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>18`6" x 14`11"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>29`9" x 7`7"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`11" x 10`7"</b>	<b>Laundry</b>	<b>Second</b>	<b>7`4" x 10`5"</b>
<b>Loft</b>	<b>Second</b>	<b>12`11" x 17`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 13`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`1" x 11`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`1" x 11`9"</b>

Living Room  
Kitchen  
Spice Kitchen  
Foyer

Main  
Main  
Main  
Main

15`8" x 14`6"  
17`7" x 9`11"  
5`5" x 8`11"  
12`3" x 7`5"

Breakfast Nook  
Dining Room  
Bedroom  
3pc Bathroom

Main  
Main  
Main  
Main

17`7" x 10`10"  
12`11" x 15`10"  
10`6" x 8`10"  
5`5" x 9`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310531**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Welcome to this BRAND NEW LUXURY 7 bed and 5 bathroom home in the sought after community of south shore backing onto a green space! This home has LUXURY FINISHINGS, HIGH CEILINGS and TONS OF UPGRADES with OVER 4600 SQUARE FEET of living space! This home has an open floor plan with TONS OF NATURAL LIGHT and BACKS ONTO A GREEN SPACE! The main floor offers a HUGE LIVING ROOM next to a CHEF'S DREAM KITCHEN offering UPGRADED QUARTZ COUNTERTOPS AND CABINETS TO THE CEILING WITH BUILT IN STAINLESS STEEL APPLIANCES!!!! The kitchen leads into a spice kitchen and pantry! There is also a dining room, bedroom and full 3 piece bathroom on the main floor!!! There is ALSO a HUGE TRIPLE CAR GARAGE ATTACHED TO YOUR HOME!! On the UPPER LEVEL you will find 4 HUGE BEDROOMS all having walk in closets! The MASTER BEDROOM FEATURES A HUGE WALK IN CLOSET AND 5PC ENSUITE! 2 of the other bedrooms also have ATTACHED FULL BATHROOMS. you will also find a laundry on the upper level as well as a HUGE LOFT ! The basement can be converted into an ILLEGAL SUITE (subject to city approval) with the addition of a kitchen. The basement has 2 bedrooms, a laundry, a bathroom and a LARGE REC ROOM with a WET BAR! This home is the PERFECT LOCATION BACKING onto a GREEN SPACE and is just a MINUTES AWAY FROM CHESTERMERE LAKE, SHOPPING CENTERS AND MANY SCHOOLS!**

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

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





















