



THE
A-TEAM

**RE/MAX
FIRST**

125 SOUTH SHORE View, Chestermere T1X 0B4

MLS®#: **A2176962** Area: **South Shores** Listing Date: **11/04/24** List Price: **\$1,149,900**
 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: **6,557 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,858**
 Low Sqft:
 Ttl Sqft: **2,858**

DOM

8
Layout
 Beds: **6 (4 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,City Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Chandelier,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Second	8`10" x 5`1"	4pc Bathroom	Second	5`6" x 11`9"
5pc Ensuite bath	Second	11`11" x 12`7"	Bedroom	Second	11`0" x 12`2"
Bedroom	Second	12`1" x 13`7"	Bedroom	Second	9`8" x 15`7"
Loft	Second	11`8" x 11`3"	Bedroom - Primary	Second	15`1" x 16`1"
Walk-In Closet	Second	5`1" x 12`8"	4pc Bathroom	Basement	5`1" x 8`0"
Bedroom	Basement	13`1" x 12`7"	Bedroom	Basement	13`1" x 12`7"
Kitchen	Basement	4`0" x 10`2"	Game Room	Basement	10`4" x 28`0"

Storage	Basement	6`3" x 4`0"	Furnace/Utility Room	Basement	14`4" x 8`4"
3pc Bathroom	Main	8`6" x 4`11"	Den	Main	8`6" x 10`11"
Dinette	Main	8`6" x 9`11"	Kitchen	Main	11`1" x 18`2"
Living Room	Main	21`11" x 14`11"			

Legal/Tax/Financial

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

Zoning:
R-1

Remarks

Pub Rmks: **OPEN HOUSE SAT & SUN NOV 9-10 FROM 12:00PM TILL 4:00PM. South Shore, Chestermere is a picturesque lakeside community nestled on the southern tip of Lake Chestermere. This serene neighborhood offers residents a tranquil escape from the hustle and bustle of city life, while still providing easy access to urban amenities. With its stunning lake views, lush green spaces, and a strong sense of community, South Shore has become a sought-after destination for families and individuals seeking a high quality of life. Stunning New Home with Legal Suite and Modern Amenities. Welcome to this beautifully designed home that offers a perfect blend of elegance and functionality. With over 4,100 square feet of livable space, this property features 6 bedrooms and 5 bathrooms, making it ideal for large families or those looking for extra room. Step inside and be greeted by a spacious open floor plan. The heart of the home is the stylish main kitchen, complete with built-in appliances as per builder specifications. Adjacent to it, you'll find a separate spice kitchen, perfect for preparing flavorful meals without lingering odors in the main living areas. The main floor also boasts a generous living room and dining area, both designed for comfort and entertaining. From here, you can access the outdoor deck, perfect for enjoying summer evenings or hosting gatherings. The attached 3-car garage conveniently leads into a mudroom, providing an organized space to keep your home tidy. Moving upstairs, you'll discover four additional bedrooms and three well-appointed bathrooms. The primary suite is a true retreat, featuring an expansive 5-piece ensuite and a spacious walk-in closet. One of the other bedrooms also has its own ensuite bathroom, while two additional bedrooms share a Jack and Jill bathroom, making it ideal for family living. A cozy family room and an open-to-below area enhance the sense of space on this level. But that's not all—this home also includes a legal basement suite, which features 2 bedrooms, 1 bathroom, a well-equipped kitchen, and a large recreational room. This separate living area is perfect for guests, extended family, or even as a rental opportunity. Outside, the property offers a beautiful backyard, providing a private oasis for relaxation and play. Located in a vibrant community, you'll have easy access to shops, schools, parks, and all the recreational activities the nearby lake has to offer. This home truly has it all luxury, space, and a fantastic location, making it a must-see for anyone looking for their dream home. Experience modern living at its finest in this exquisite property designed to meet all your needs. Don't miss the chance to make it yours!**

Inclusions:
 Property Listed By: **RE/MAX Real Estate (Central)**

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











