



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**29 SOUTH SHORE Manor, Chestermere T1X 2S1**

MLS®#: **A2177710**      Area: **South Shores**      Listing Date: **11/06/24**      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: **2023**  
Lot Information  
 Lot Sz Ar: **5,665 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,526**  
 Low Sqft:  
 Ttl Sqft: **2,526**

DOM

**15**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Corner Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Microwave,Range Hood,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>		<b>Dining Room</b>	<b>Main</b>	<b>14`11" x 10`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`7" x 15`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`1" x 15`0"</b>
<b>Office</b>	<b>Main</b>	<b>9`11" x 9`11"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>		<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 12`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 14`5"</b>	<b>Family Room</b>	<b>Upper</b>	<b>13`8" x 12`9"</b>
<b>Laundry</b>	<b>Upper</b>		<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`8" x 12`2"</b>
<b>Walk-In Closet</b>	<b>Upper</b>		<b>3pc Bathroom</b>	<b>Basement</b>	

**Bedroom**  
**Kitchen**  
**Furnace/Utility Room**

**Basement**  
**Basement**  
**Basement**

**12`9" x 14`3"**  
**10`1" x 10`9"**

**Bedroom**  
**Game Room**

**Basement**  
**Basement**

**10`8" x 15`2"**  
**15`5" x 14`5"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2111303**

Zoning:  
**RC-1**

Remarks

Pub Rmks:

**5 BEDROOMS | 4 FULL BATHROOMS | LEGAL BASEMENT SUITE | HIGH-END FINISHES | CORNER LOT | Welcome to your dream Home, located on a desirable corner lot in the brand-new South Shores community near Chestermere Lake. This exquisite abode offers an unparalleled blend of elegance and functionality. This spacious residence offers 5 bedrooms and 4 bathrooms, thoughtfully designed for large families or those who love to entertain. The main floor features an open-to-above foyer, a beautiful open floor plan, and a den/office with a full bathroom, ideal for guests or multi-generational living. The chef's kitchen is a true showpiece with built-in appliances, a double island, and a walk-in pantry, all flowing into a grand living room filled with natural light. Upstairs, you'll find 3 generous bedrooms, including a luxurious master suite with a double vanity, custom shower, soaker tub, and walk-in closet. The upper floor also boasts a versatile bonus room, a large laundry room, and another full bathroom, providing ample space for family comfort and functionality. This property includes a fully finished 2-bedroom LEGAL basement suite, a fantastic mortgage helper perfect for rental income or accommodating extended family. Situated in the sought-after South Shores community, the home is close to shopping, schools, and all amenities, and it includes Alberta New Home Warranty for peace of mind. Don't miss the opportunity to make this exceptional home yours—call to book your private showing today!**

Inclusions:  
Property Listed By:

**None**  
**Real Broker**

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

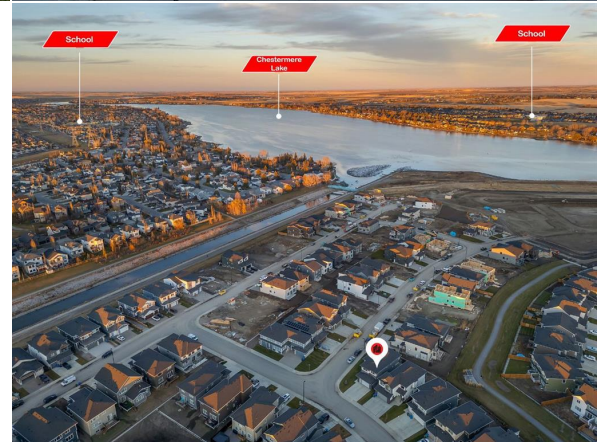
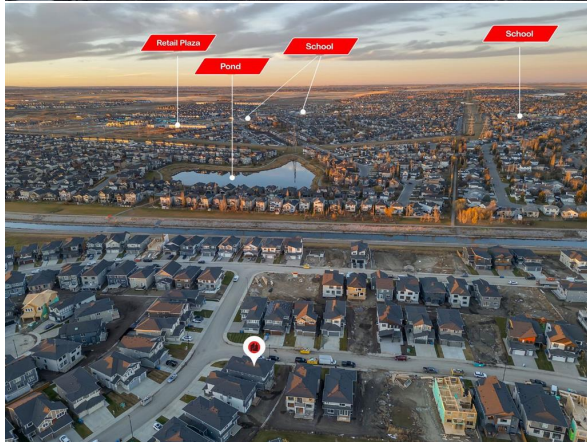
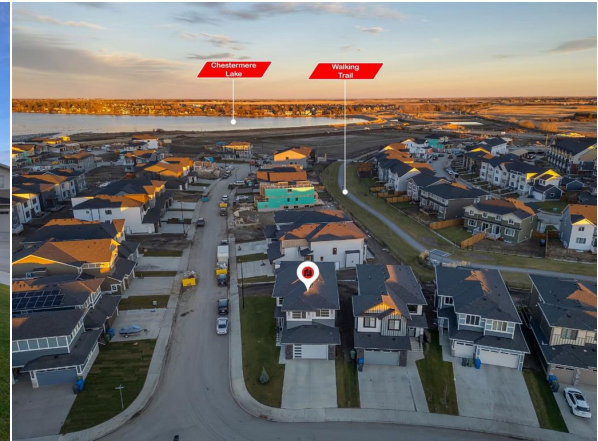












**29 South Shore Manor, Chestermere, AB**

Main Building, Total Exterior Area Above Grade 2526.90 sq ft



Main Floor  
Exterior Area 1222.04 sq ft

1st Floor  
Exterior Area 1294.46 sq ft

Basement (Below Grade)  
Exterior Area 1010.40 sq ft

PREPARED: 2024/1/06

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



**29 South Shore Manor, Chestermere, AB**

Main Floor  
Exterior Area 1222.04 sq ft  
Interior Area 1145.26 sq ft  
Excluded Area 572.90 sq ft



0 5 10

PREPARED: 2024/1/06



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**29 South Shore Manor, Chestermere, AB**

1st Floor  
Exterior Area 1294.46 sq ft  
Interior Area 1192.26 sq ft  
Excluded Area 286.44 sq ft



0 4 8

PREPARED: 2024/1/06



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29 South Shore Manor, Chestermere, AB

Basement (Below Grade) Exterior Area 1105.59 sq ft  
Interior Area 1023.37 sq ft



PREPARED 2024/11/06



While regions are excluded from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

