



THE
A-TEAM

**RE/MAX
FIRST**

30 SOUTH SHORE Road, Chestermere T1Z0J5

MLS®#: **A2177787** Area: **South Shores** Listing Date: **11/06/24** List Price: **\$949,900**
 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: **5,327 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,780**
 Low Sqft:
 Ttl Sqft: **2,780**

DOM

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

Parking

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

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

Utilities and Features

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Gas Range, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`2" x 10`0"	4pc Bathroom	Main	7`10" x 5`0"
Bedroom - Primary	Second	17`8" x 13`0"	5pc Ensuite bath	Second	11`0" x 6`4"
Bedroom	Second	12`0" x 12`0"	4pc Ensuite bath	Second	8`8" x 5`5"
Bedroom	Second	14`5" x 11`5"	4pc Ensuite bath	Second	8`11" x 5`5"
Bedroom	Second	12`3" x 11`3"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **RC-1**
 Legal Desc: **2310531**

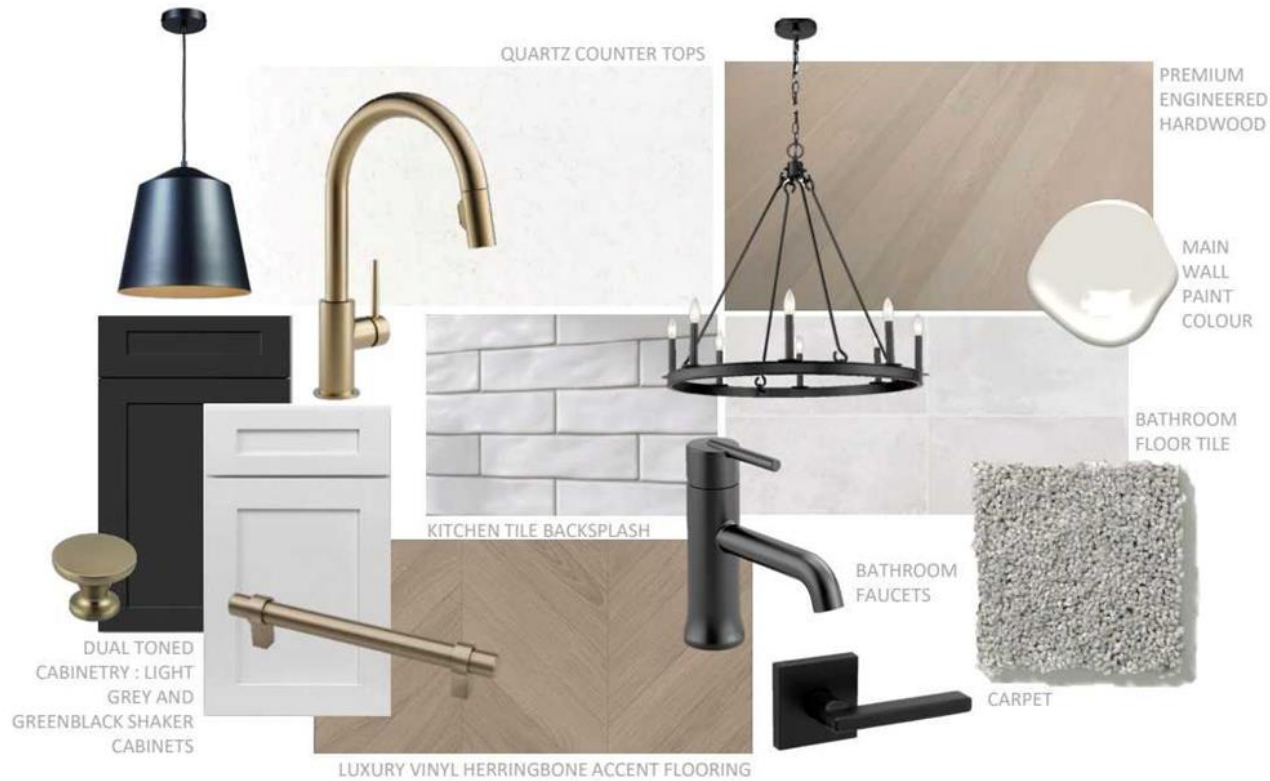
Remarks

Pub Rmks: **Welcome to South Shore and this Beautiful 5 Bedroom, 4 Bathroom home with a Triple car garage built by the award winning Prominent Homes! This Open concept home offers plenty of natural light throughout the home. The main floor features 9 feet high ceilings, Chic kitchen, nice size Living and Dining area as well a large Family room. This home features a Spice Kitchen as well as there is a main floor Office/Bedroom as well as a Main floor bathroom.. The Upper Level has a Beautiful large Primary Bedroom with fantastic 5-piece Ensuite plus 3 other bedrooms upstairs including one with it's own ensuite, a Bonus Room and Laundry Room. This home offers a front attached three-car garage and Alberta New Home Warranty. Call to book your private showing today!**

Inclusions: **N/A**

Property Listed By: **eXp Realty**

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



MODERN FARMHOUSE - 30 South Shore Road		
X _____ Signature	_____	_____
_____	_____	_____
Signature		Date