



THE  
A-TEAM

RE/MAX  
FIRST

**193 SOUTH SHORE View, Chestermere T1X 2Y3**

MLS® #: **A2179589**      Area: **South Shores**      Listing Date: **11/15/24**      List Price: **\$1,109,900**  
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: **5,182 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **3,242**  
Low Sqft:  
Ttl Sqft: **3,242**

DOM

**36**  
Layout  
Beds: **4 (4 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:  
Lot Feat: **Back Lane,Low Maintenance Landscape,Level**  
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**  
Construction: **Aluminum Siding ,Composite Siding,Stone**  
Flooring: **Carpet,See Remarks,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **See Remarks**  
Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`7" x 15`0"</b>	<b>Great Room</b>	<b>Main</b>	<b>14`0" x 16`0"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>7`7" x 11`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>9`0" x 5`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>10`0" x 6`2"</b>	<b>Flex Space</b>	<b>Main</b>	<b>12`0" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`2" x 14`0"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>7`5" x 14`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`0" x 17`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 12`6"</b>
<b>Laundry</b>	<b>Second</b>	<b>9`0" x 7`3"</b>	<b>3pc Bathroom</b>	<b>Second</b>	<b>10`0" x 5`0"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>12`6" x 15`0"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>6`7" x 6`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 12`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 11`8"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>5`0" x 10`5"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**2310531**

Remarks

Pub Rmks: **OVER 3200 SQFT, 4 BEDS, 3.5 BATHS, SEPARATE ENTRY BASEMENT, 3 CAR GARAGE, SPICE KITCHEN - ELEGANT MODERN DESIGN WITH EXTENSIVE UPGRADES AND OPEN TO ABOVE SPACES - Welcome to your brand new home with a 3 CAR GARAGE that leads into a MUDROOM and flex room that can be used as an ADDITIONAL BEDROOM. The stairs are a focal point in the design and add a modern look. The great room with TILE FACED FIREPLACE that warms the space and large windows that bring in a lot of natural light extends into a chef inspired kitchen. This kitchen is complete with STAINLESS STEEL APPLIANCES (as per builder specifications) and a SPICE KITCHEN keeps your home pristine. This floor is complete with DECK and BACKYARD ACCESS. The upper level has 4 BEDS, 3 BATHS, LAUNDRY AND A BONUS SPACE. The primary 5pc ensuite has a large walk in closet, SOAK TUB AND DOUBLE VANITY. Also 2 beds are in a Jack and Jill set up and the last bedroom has a walk in closet. This home is in a solid location with shops, schools and the lake close by. The images, interior and exterior, shown are from two similar homes by the same builder. BASEMENT WILL BE UNFINISHED but the BUILDER CAN FINISH AS PER PLANS FOR AN ADDITIONAL 60K.**

Inclusions: **As per builder spec**  
Property Listed By: **Real Broker**

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











