



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

Finished Floor Area

Abv Sqft:

3,242

Low Sqft:

Ttl Sqft:

3,242

Lot Sz Ar:

5,182 sqft

Lot Shape:

DOM

6

Layout

Beds:

4 (4)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

**Back Lane,Low Maintenance Landscape,Level
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

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	14`0" x 16`0"
2pc Bathroom	Main	9`0" x 5`0"
Flex Space	Main	12`0" x 10`0"
Walk-In Closet	Second	7`5" x 14`0"
Bedroom	Second	11`2" x 12`6"
3pc Bathroom	Second	10`0" x 5`0"
Walk-In Closet	Second	6`7" x 6`0"
Bedroom	Second	10`3" x 11`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

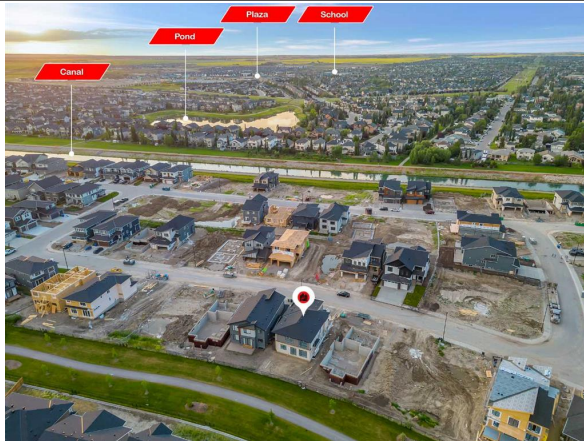
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Remarks

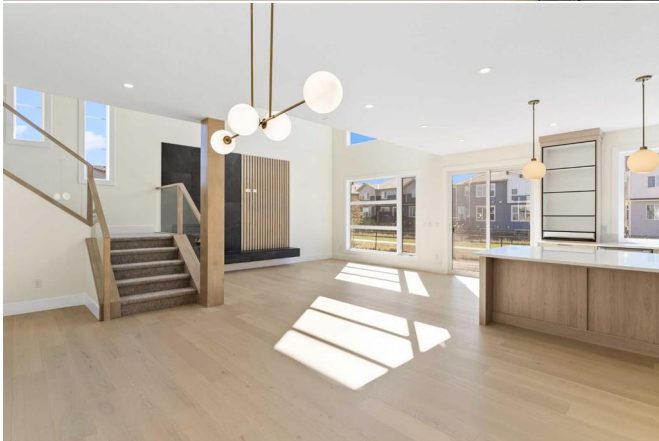
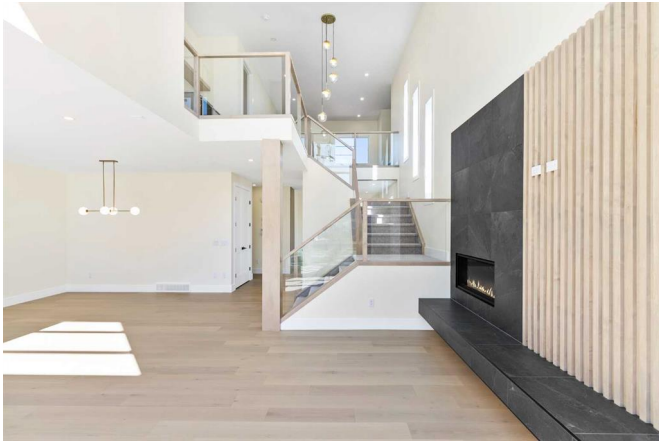
Pub Rmks: **OVER 3200 SQFT, 4 BEDS, 3.5 BATHS, SEPARATE ENTRY BASEMENT, 3 CAR GARAGE, SPICE KITCHEN - ELEGANT MODERN DESIGN WITH EXTENSIVE UPGRADES AND OPEN TO ABOVE SPACES - Welcome to your brand new home with a 3 CAR GARAGE that leads into a MUDROOM and flex room that can be used as an ADDITIONAL BEDROOM. 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.**

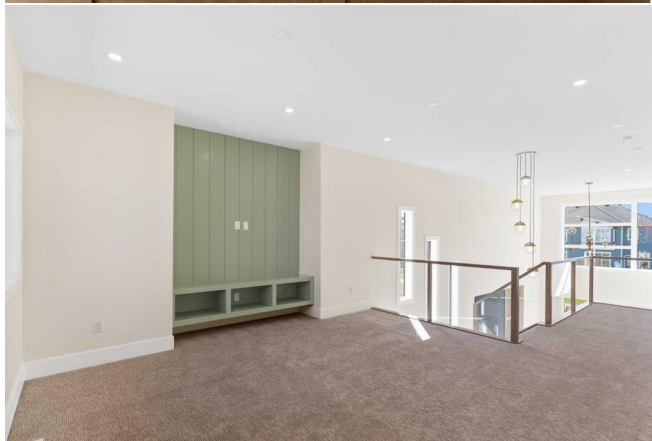
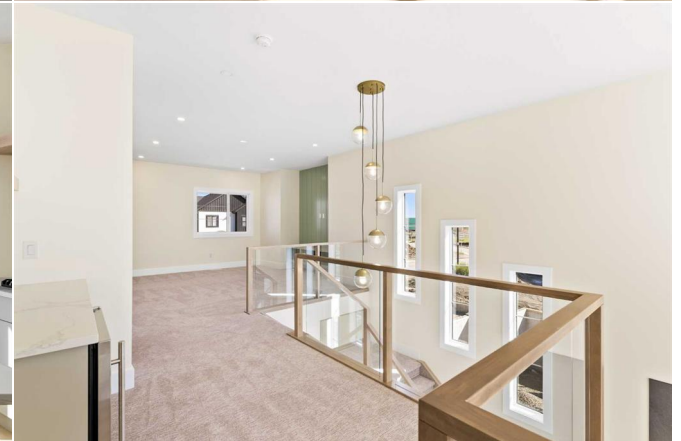
Inclusions: **As per builder spec**
Property Listed By: **Real Broker**

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













MAIN FLOOR

MAIN FLOOR, ABOVE GRADE: 1489 SQFT
SECOND FLOOR, ABOVE GRADE: 1753 SQFT
BASEMENT, BELOW GRADE: 1385 SQFT
GARAGE: 646 SQFT

TOTAL ABOVE GRADE: 3242 SQFT
TOTAL LIVING SPACE: 4627 SQFT



MEASUREMENTS ARE DERIVED FROM BUILDER BLUEPRINTS

DATE OF MEASUREMENT: JULY 18, 2024
ADDRESS: 193 SOUTH SHORE VIEW
PROPERTY TYPE: DETACHED HOME
COMPLETED BY: QUICK LIST MEDIA INC
PREPARED FOR: SGG REAL ESTATE GROUP



SECOND FLOOR

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SECOND FLOOR, ABOVE GRADE: 1753 SQFT
BASEMENT, BELOW GRADE: 1385 SQFT
GARAGE: 646 SQFT

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BASEMENT

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