

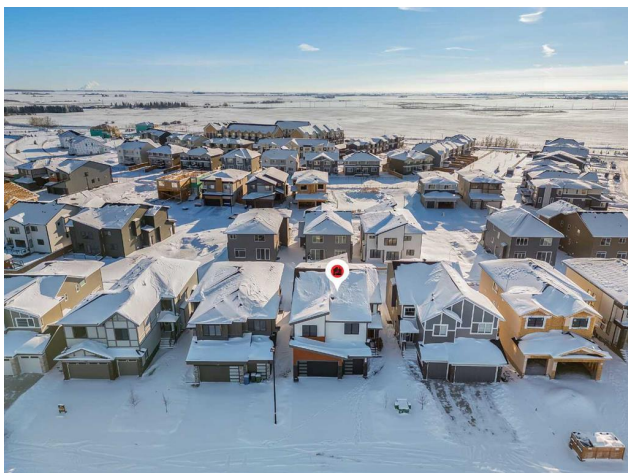


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**205 SOUTH SHORE View, Chestermere T1X 0B4**

MLS®#: **A2181453**      Area: **South Shores**      Listing Date: **11/28/24**      List Price: **\$1,159,900**  
 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: **5,297 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped**  
 Park Feat: **Triple Garage Attached**

DOM

**23**  
Layout  
 Beds: **7 (5 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **6**  
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Aluminum Siding ,Composite Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Oven,Electric Stove,Gas Cooktop,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Central Vacuum,Chandelier,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`5" x 14`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`5" x 21`7"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>5`5" x 9`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 15`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 9`0"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>5`0" x 9`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`0" x 11`2"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>27`2" x 7`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>18`3" x 13`11"</b>	<b>Game Room</b>	<b>Second</b>	<b>15`6" x 12`5"</b>

**Walk-In Closet**  
**Bedroom**  
**Bedroom**  
**Game Room**  
**4pc Bathroom**  
**Bedroom**  
**Furnace/Utility Room**

**Second**  
**Second**  
**Second**  
**Basement**  
**Basement**  
**Basement**  
**Basement**

**6`7" x 10`11"**  
**11`2" x 13`2"**  
**15`1" x 11`4"**  
**14`9" x 20`3"**  
**8`0" x 4`11"**  
**9`7" x 15`9"**  
**8`0" x 11`2"**

**Laundry**  
**4pc Bathroom**  
**Bedroom**  
**Bedroom**  
**Storage**  
**Laundry**

**Second**  
**Second**  
**Second**  
**Basement**  
**Basement**  
**Basement**

**7`2" x 10`11"**  
**9`1" x 5`0"**  
**13`1" x 11`1"**  
**11`5" x 12`2"**  
**8`10" x 6`6"**  
**7`11" x 5`1"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**231o531**

Zoning:  
**R-1**

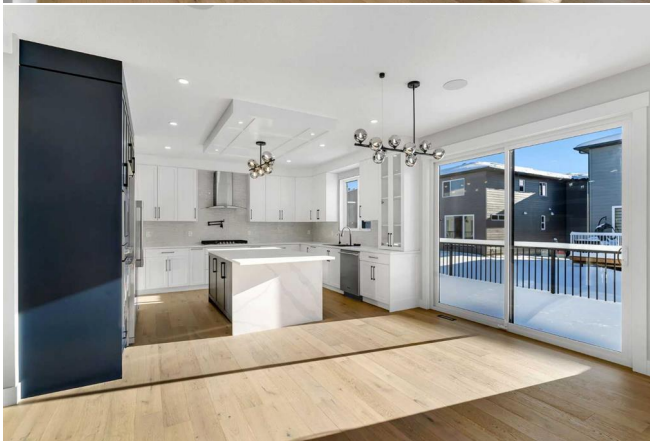
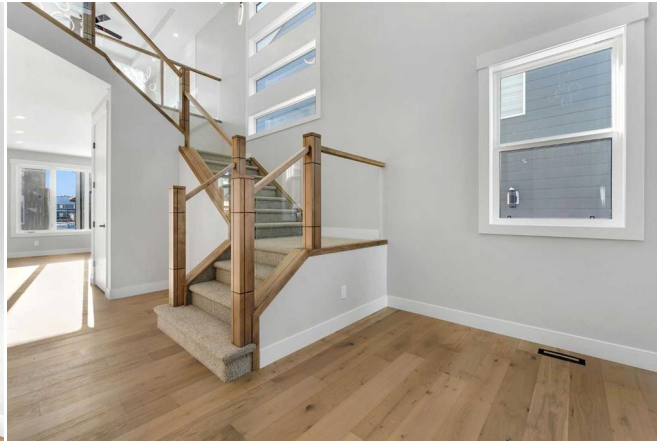
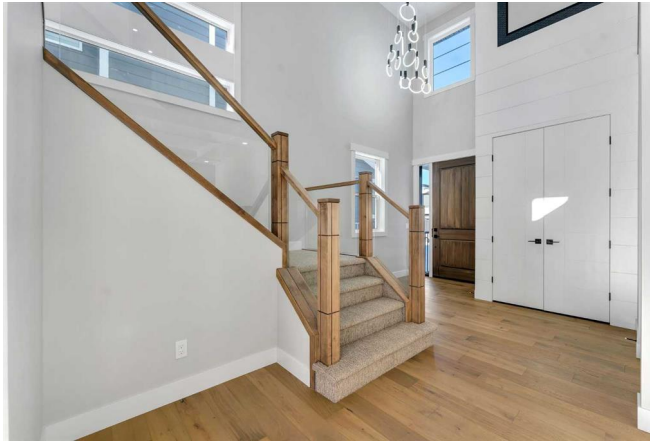
Remarks

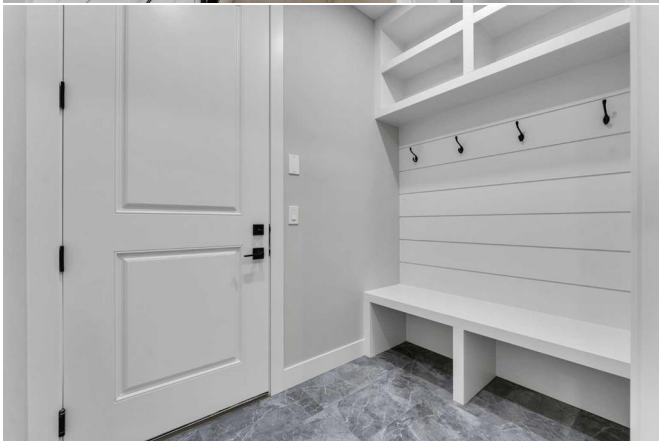
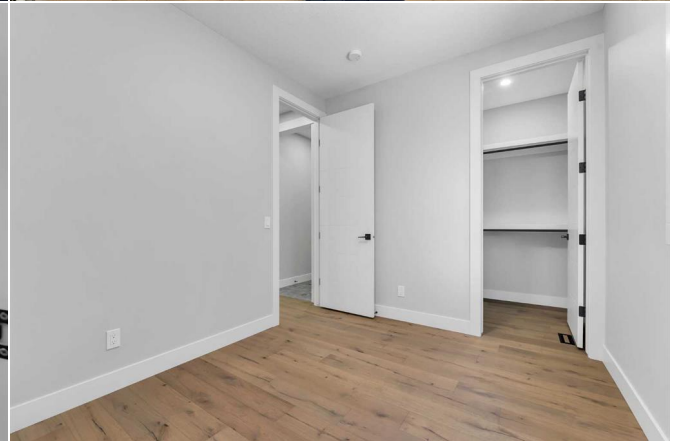
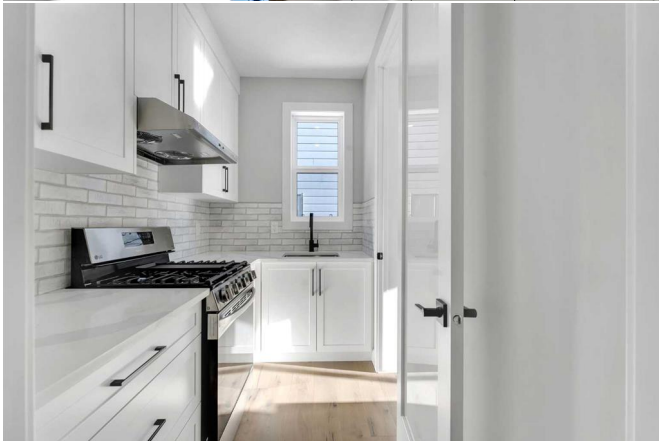
Pub Rmks: **Welcome to this BRAND NEW ELEGANT 7 bed and 5 bathroom home nestled in the sought after community of south shore! This home has LUXURY FINISHINGS, HIGH CEILINGS and TONS OF UPGRADES with OVER 4500 SQUARE FEET of living space! This home greets you with a HUGE foyer that is all open and allows an AMPLE AMOUNT OF NATURAL LIGHT! The main floor offers an EXPANSIVE LIVING ROOM next to a CHEF'S DREAM KITCHEN offering UPGRADED QUARTZ COUNTERTOPS AND CABINETS TO THE CEILING WITH BUILT IN STATE-OF-THE-ART STAINLESS STEEL APPLIANCES!!!! The kitchen leads into a spice kitchen and pantry! There is also a dining room, bedroom and full 3 piece bathroom on the main floor!!! There is ALSO a HUGE TRIPLE CAR GARAGE ATTACHED TO YOUR HOME!! On the UPPER LEVEL you will find 4 HUGE BEDROOMS all having walk in closets! The MASTER BEDROOM FEATURES A HUGE WALK IN CLOSET AND 5PC ENSUITE! 2 of the other bedrooms also have ATTACHED FULL BATHROOMS. you will also find a laundry on the upper level as well as a HUGE RECREATION ROOM ! The basement can be converted into an ILLEGAL SUITE (subject to city approval) with the addition of a kitchen. The basement has a separate entrance, 2 bedrooms, a laundry, a bathroom and a LARGE REC ROOM with a WET BAR! This home is the PERFECT LOCATION and is just MINUTES AWAY FROM PRIMARY AMENITIES LIKE CHESTERMERE LAKE, SHOPPING CENTERS AND MANY SCHOOLS!**

Inclusions: **N/A**  
 Property Listed By: **Real Broker**

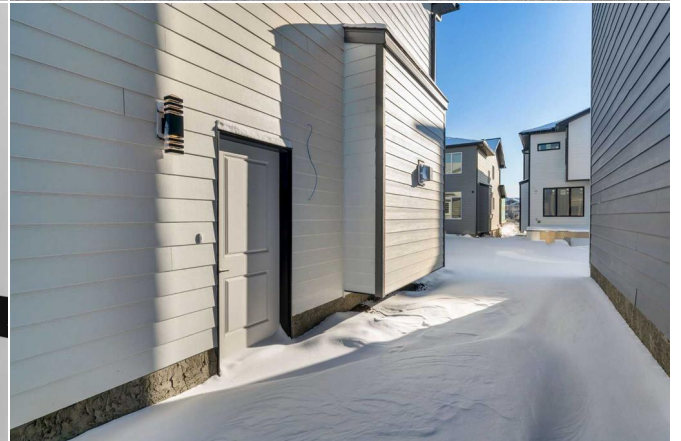
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**205 S Shr Vw, Chestermere, AB**

Main Floor Exterior Area 1408.02 sq ft  
Interior Area 1317.43 sq ft  
Excluded Area 709.12 sq ft



PREPARED: 20241102



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.

**205 S Shr Vw, Chestermere, AB**

1st Floor Exterior Area 1863.62 sq ft  
Interior Area 1727.03 sq ft  
Excluded Area 143.21 sq ft



PREPARED: 20241102



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.

205 S Shr Vw, Chestermere, AB

Basement (Below Grade) Exterior Area 1278.18 sq R  
Interior Area 1195.65 sq R



PREPARED 2024/11/05



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.