



THE
A-TEAM

**RE/MAX
FIRST**

11 SOUTH SHORE Road, Chestermere T1X2Y4

MLS®#: **A2183427** Area: **South Shores** Listing Date: **12/13/24** List Price: **\$1,075,000**
 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: **5,882 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped**
 Park Feat: **Triple Garage Attached**

Finished Floor Area
 Abv Sqft: **3,211**
 Low Sqft:
 Ttl Sqft: **3,211**

DOM

8
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Cement Fiber Board,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Gas Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Soaking Tub,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Family Room	Main	16`2" x 19`11"
Nook	Main	6`1" x 10`11"	Bedroom	Main	11`5" x 10`10"
Bedroom - Primary	Upper	13`2" x 13`6"	Bedroom	Upper	13`0" x 11`1"
Bedroom	Upper	12`3" x 12`10"	Bonus Room	Upper	20`10" x 18`11"
Dining Room	Main	14`3" x 14`7"	Kitchen	Main	15`11" x 14`0"
Foyer	Main	8`2" x 6`9"	Bedroom - Primary	Upper	16`1" x 18`11"

4pc Bathroom

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2310531

Remarks

Pub Rmks: **Nestled in the picturesque lakeside community of South Shore in Chestermere, this stunning 5-bedroom, 4-bathroom, 2-story home by Sunview Custom Homes offers luxurious living with modern amenities. Boasting 9-foot ceilings on all three levels, a south backyard, double entry door, this home is designed for both comfort and elegance. The main floor features hardwood flooring, a spacious family area with a natural gas fireplace, and a spice kitchen equipped with a gas stove, hood fan, and sink. A bedroom with a full bath is conveniently located on the main floor, while the upper level showcases a bonus room, a master suite with a custom shower and a balcony, a 2nd-Master Bedroom, 2 more bedrooms, a full bathroom, and laundry with sink. Built-in KitchenAid appliances, quartz countertops throughout, and built-in cabinets in all bedrooms. Additional highlights include a side entry to the basement, a feature wall in the Dining area, and a dura deck perfect for outdoor enjoyment. Photos are representative.**

Inclusions:
Property Listed By: **N/A**
Bode

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









