



THE
A-TEAM

**RE/MAX
FIRST**

193 SOUTH SHORE View, Chestermere T1X 2Y3

MLS®#: **A2184804** Area: **South Shores** Listing Date: **12/30/24** 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: **3,236**
 Low Sqft:
 Ttl Sqft: **3,236**

DOM

11
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Aluminum Siding , Composite Siding, Stone, Wood Frame**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Other** Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer**
 Int Feat: **Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`0" x 9`11"	3pc Bathroom	Main	9`6" x 5`0"
Dining Room	Main	21`4" x 8`8"	Family Room	Main	18`8" x 15`11"
Kitchen	Main	15`6" x 18`3"	Spice Kitchen	Main	7`8" x 11`5"
Bedroom	Upper	10`3" x 13`11"	Bedroom	Upper	10`4" x 12`7"
5pc Bathroom	Upper	0`0" x 0`0"	4pc Bathroom	Upper	9`10" x 6`11"

Bonus Room
Bedroom - Primary
Laundry

Upper
Upper
Upper

14`4" x 15`1"
14`1" x 13`11"
9`10" x 7`0"

Bedroom
5pc Ensuite bath

Upper
Upper

11`2" x 14`6"
17`5" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310531

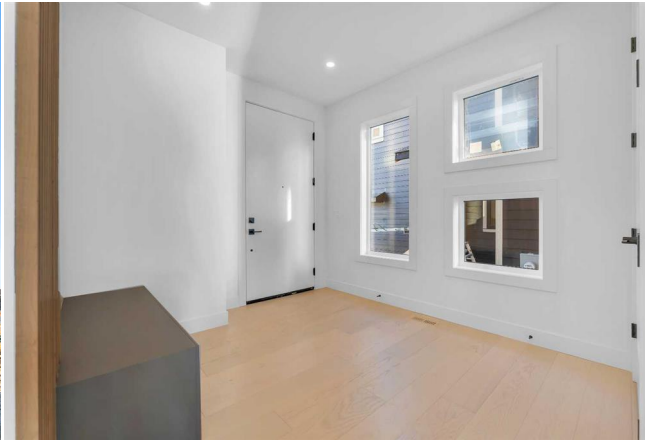
Zoning:
R-1

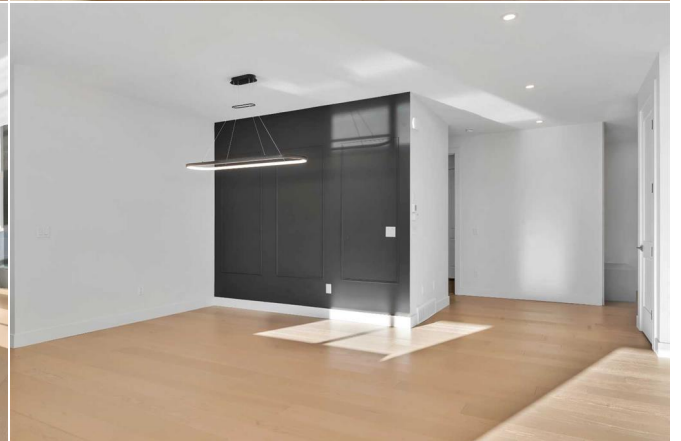
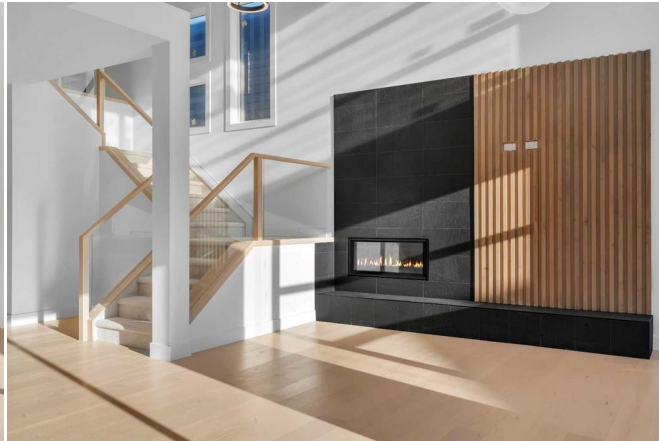
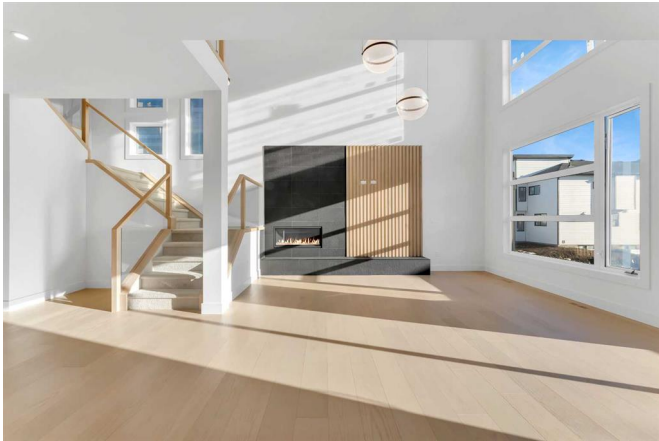
Remarks

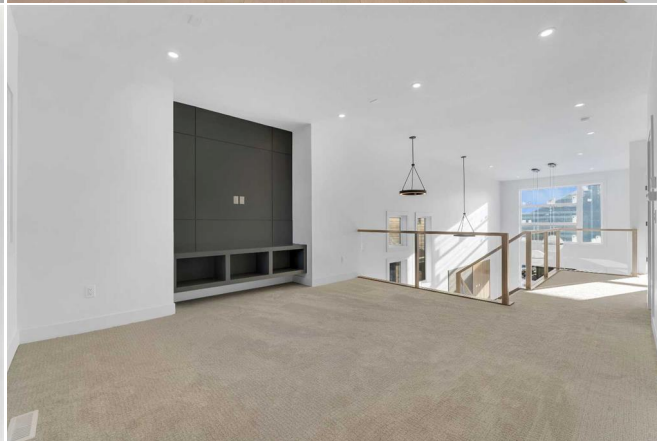
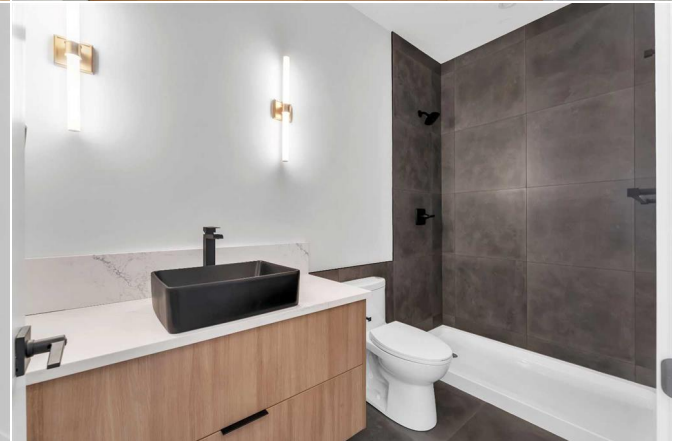
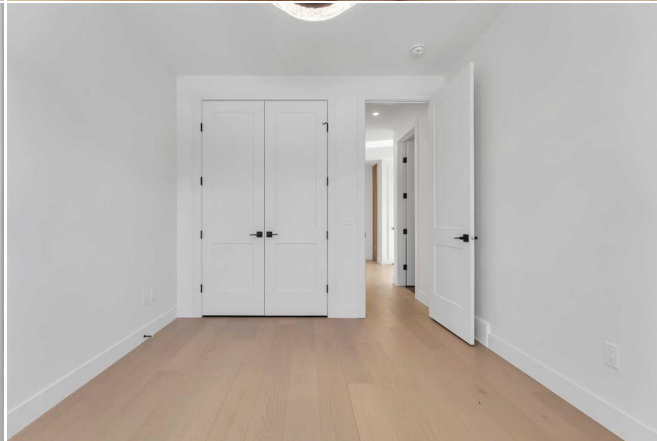
Pub Rmks: **OVER 3200 SQFT, 5 BEDS, 4 FULL BATHS, SEPARATE ENTRY BASEMENT, 3 CAR GARAGE, SPICE KITCHEN - ELEGANT MODERN DESIGN WITH EXTENSIVE UPGRADES AND OPEN TO ABOVE SPACES - Welcome to your brand new home with a 3 CAR GARAGE that leads into a mudroom and YOUR MAIN FLOOR BEDROOM & FULL BATH. The stairs 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 that keeps your home pristine. This floor is complete with a dining space, DECK and BACKYARD ACCESS. The upper level has 4 BEDS, 3 BATHS, LAUNDRY AND A BONUS ROOM. 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.**

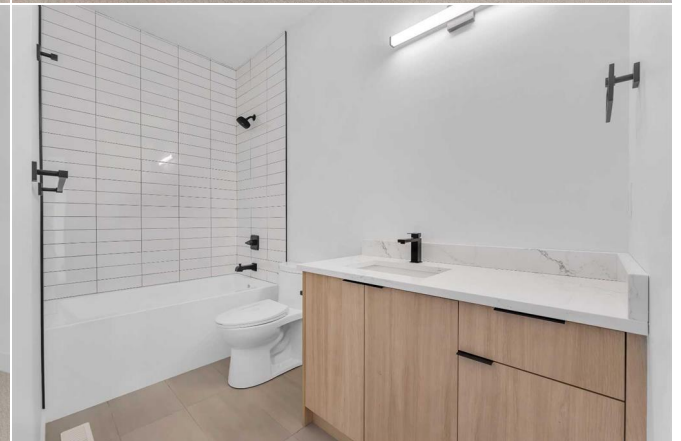
Inclusions: **Range Hood, Gas Cooktop**
Property Listed By: **Real Broker**

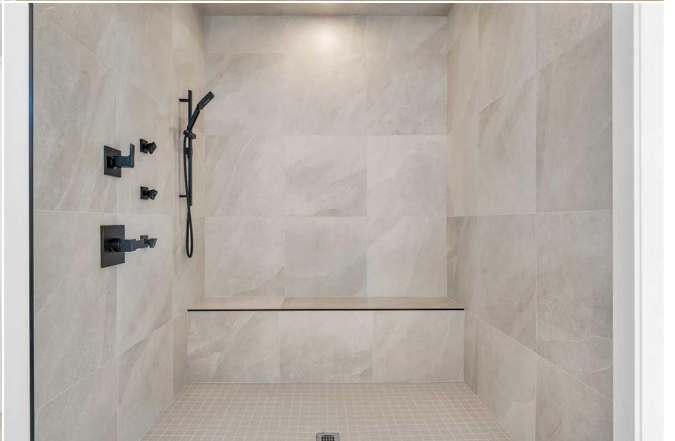
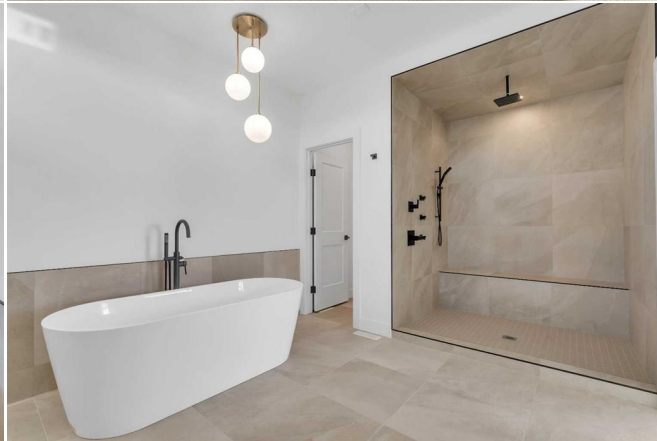
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













193 S Shr Vw, Chestermere, AB

Main Floor Exterior Area 1477.75 sq ft
 Interior Area 1288.07 sq ft
 Excluded Area 647.07 sq ft



0 5 10 ft
 PREPARED: 2024-12-26
 BIGUIDE

White regions are excluded from total floor area in EXCISE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

193 S Shr Vw, Chestermere, AB

1st Floor Exterior Area 1726.29 sq ft
 Interior Area 1605.82 sq ft
 Excluded Area 229.07 sq ft



0 5 10 ft
 PREPARED: 2024-12-26
 BIGUIDE

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