



THE
A-TEAM

**RE/MAX
FIRST**

27 SOUTH SHORE Road, Chestermere T1X2Y4

MLS®#: **A2186335** Area: **South Shores** Listing Date: **01/09/25** List Price: **\$1,099,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **5,304 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: **3,331**
 Low Sqft:
 Ttl Sqft: **3,331**

DOM

1
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,Stone Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Living Room	Main	62`11" x 51`11"
Spice Kitchen	Main	32`3" x 29`3"	Bedroom	Upper	38`10" x 33`11"
Bedroom - Primary	Upper	59`1" x 52`6"	Bedroom	Upper	42`1" x 36`1"
Bedroom	Upper	49`3" x 38`10"	Loft	Upper	63`2" x 51`1"
Dining Room	Main	35`10" x 19`8"	Kitchen	Main	51`11" x 45`11"
Foyer	Main	26`3" x 20`3"	4pc Bathroom	Upper	

**Laundry
Bedroom**

**Upper
Main**

**31`5" x 16`5"
43`3" x 37`2"**

Mud Room

Main

37`2" x 21`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310531

Zoning:
TBD

Remarks

Pub Rmks:

Nestled in the serene lakeside community of South Shore, Chestermere, this stunning 5 bedroom, 4 bathroom, 2 storey home by Sunview Custom Homes offers luxury living with modern amenities. With soaring 9-foot ceilings on all levels, a south-facing backyard, and a double-door entry, this home blends style and functionality seamlessly. The main floor features hardwood floors, a spacious family area with a natural gas fireplace, and a chef's dream spice kitchen featuring a gas stove, hood fan, and sink. A main-floor bedroom with a full bath. adds versatility. Upstairs, the open-to-below bonus room leads to a luxurious master bedroom with a custom shower, private balcony, and a second master bedroom. Two additional bedrooms with built-in closets, a full bathroom, and a laundry room with a sink complete the upper level. Additional highlights include quartz countertops, Stainless Steel appliances, a feature wall in the dining area, a side basement entry, and a dura deck for outdoor relaxation. Photos may be representative.

Inclusions:
Property Listed By:

**N/A
Bode**

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







