



THE
A-TEAM

**RE/MAX
FIRST**

46 SOUTH SHORE Bay, Chestermere T1X 2S1

MLS®#: **A2189079** Area: **South Shores** Listing **01/20/25** List Price: **\$899,900**
 Status: **Active** County: **Chestermere** Change: **-\$30k, 24-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,898**
Lot Information Low Sqft:
 Lot Sz Ar: **7,052 sqft** Ttl Sqft: **2,898**
 Lot Shape:

DOM

12
Layout
 Beds: **4 (4)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Interior Lot,Pie Shaped Lot**
 Park Feat: **Driveway,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding**
 Heating: **Central** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Skylight(s),Sump Pump(s),Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	7`10" x 9`0"	Office	Main	9`3" x 10`8"
Living Room	Main	23`0" x 14`11"	Kitchen	Main	9`11" x 19`6"
Spice Kitchen	Main	7`4" x 9`11"	3pc Bathroom	Main	8`8" x 4`11"
Bonus Room	Upper	11`9" x 11`3"	Bedroom	Upper	10`1" x 15`8"
4pc Bathroom	Upper	5`4" x 11`9"	Bedroom	Upper	11`4" x 13`7"
Bedroom	Upper	11`4" x 12`3"	3pc Bathroom	Upper	11`4" x 4`11"

Laundry
5pc Bathroom

Upper
Upper

5`5" x 8`3"
11`11" x 12`7"

Bedroom - Primary

Upper

15`1" x 16`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111303

Zoning:
R1

Remarks

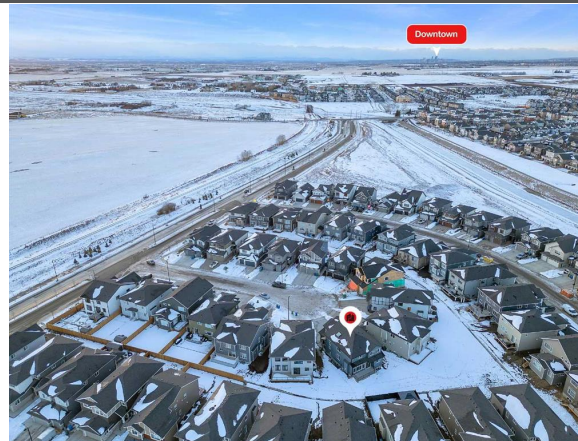
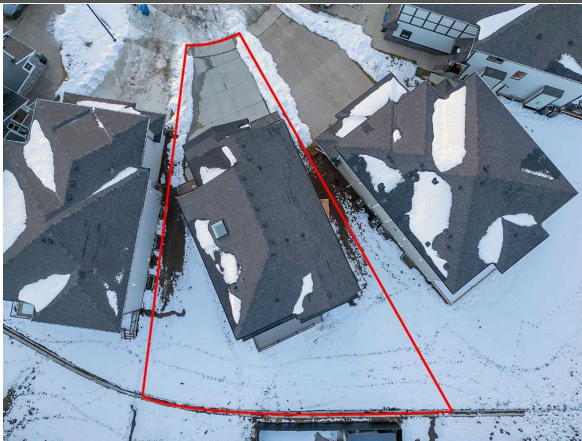
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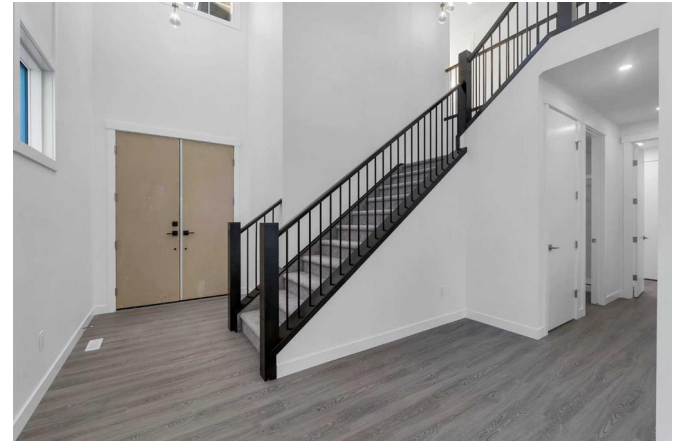
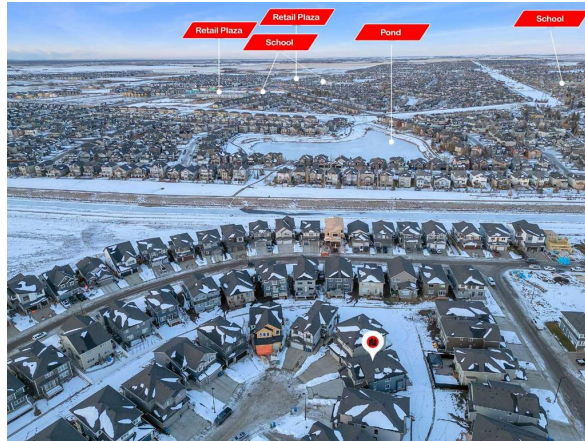
BRAND NEW - TRIPLE CAR GARAGE - SIDE ENTRANCE - HUGE PIE SHAPED LOT! This BRAND NEW HOME IS LOCATED IN THE SOUGHT AFTER COMMUNITY OF SOUTH SHORES AND FEATURES LUXURY FINISHINGS THROUGHOUT! The MAIN LEVEL GREETES YOU WITH OPEN TO ABOVE CEILINGS, LUXURY VINYL PLANK FLOORING AND LUXURY FINISHINGS THROUGHOUT! You will find a FORMAL DINING ROOM AT THE FRONT AND A HUGE LIVING ROOM WITH A GAS FIREPLACE. THE DINING ROOM LOOKS UPON YOUR LUXURIOUS KITCHEN FEATURING A HUGE ISLAND AND BRAND NEW STAINLESS STEEL APPLIANCES! YOU WILL ALSO FIND AN ADDITIONAL SPICE KITCHEN FOR ALL YOUR COOKING NEEDS! There is also a DEN/OFFICE ON THE MAIN FLOOR and a 3PC BATH! Make your way up the stairs to the UPPER LEVEL WHERE you will find a HUGE SKYLIGHT, TRAY CEILINGS AND MORE LUXURIOUS FINISHINGS SUCH AS THE PREMIUM CARPET! The BONUS ROOM is PERFECT FOR MOVIE NIGHT OR TO UNWIND AFTER A LONG DAY! You will find 4 BEDS upstairs! 2 OF THE 4 BEDS ARE CONNECTED JACK AND JILL STYLE WITH A 4PC BATHROOM AND THE THIRD IS ATTACHED TO A 3PC ENSUITE THROUGH A POCKET DOOR! Don't forget the 4TH BEDROOM, THE GRAND MASTER BEDROOM FEATURING TRAY CEILINGS A HUGE W.I.C AND A 5 PC ENSUITE! The BASEMENT IS UNFINISHED AND FEATURES A SEPARATE WALK-UP SIDE ENTRANCE WITH THE POTENTIAL FOR A BASEMENT SUITE (SUBJECT TO CITY APPROVAL) The home is situated on a 7000+ SQFT PIE SHAPED LOT AND IS CLOSE TO CHESTERMERE LAKE (PERFECT FOR SUMMER BOATING AND WINTER SKATING) PLUS SCHOOLS, SHOPPING AND WALK PATHS! THE HOME ALSO HAS EASY ACCESS TO RAINBOW ROAD MAKING IT A CONVENIENT COMMUTE TO GLENMORE TRAIL OR 17 AVE SE!

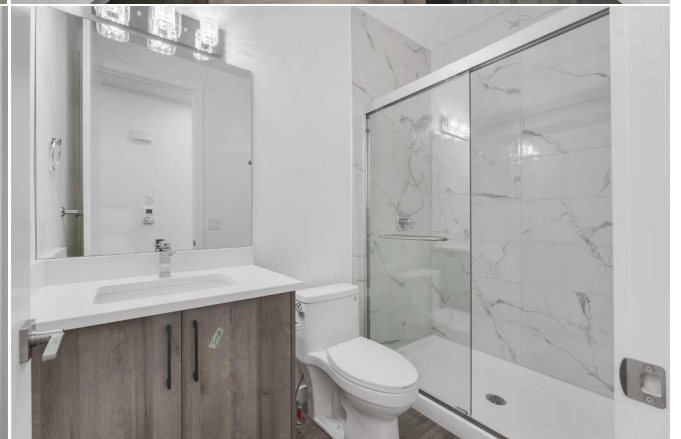
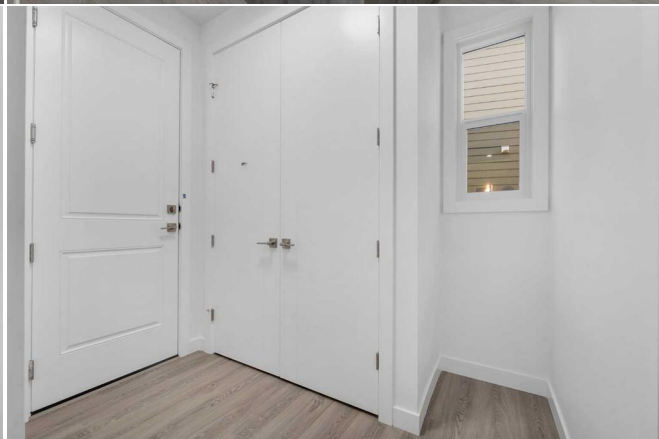
Inclusions:
Property Listed By:

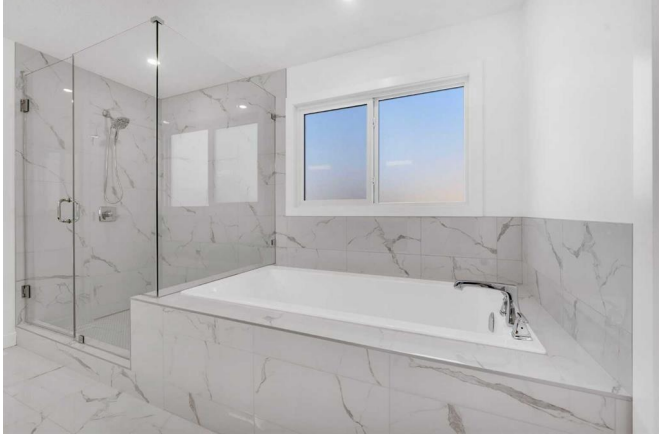
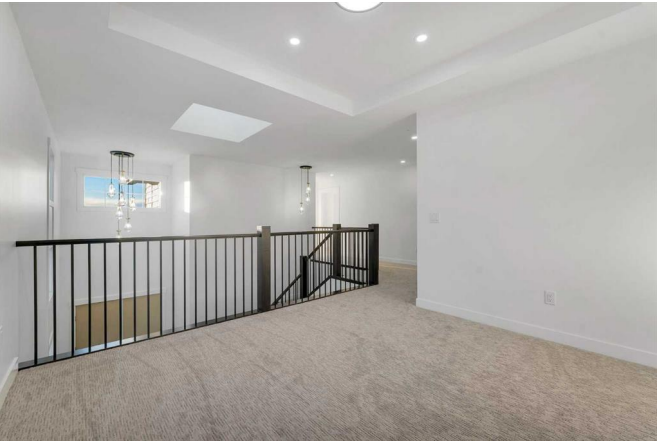
N/A
Real Broker

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













46 S Shore Bay, Chestermere, AB

Main Building: Total Exterior Area Above Grade 2698.43 sq ft



0 5 10
Main Floor
Exterior Area 1225.09 sq ft
PREPARED: 2024/12/15
BIGUIDE

46 S Shore Bay, Chestermere, AB

Main Floor
Exterior Area 1225.09 sq ft
Interior Area 1293.28 sq ft
Excluded Area 620.09 sq ft



0 5 10
PREPARED: 2024/12/15
BIGUIDE

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

46 S Shore Bay, Chestermere, AB

1st Floor
Exterior Area 1562.34 sq ft
Interior Area 1461.59 sq ft
Excluded Area 134.04 sq ft



0 4 8
PREPARED: 2024/12/15
BIGUIDE

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