



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS@#: **A2189724**      Area: **South Shores**      Listing Date: **01/23/25**      List Price: **\$1,069,000**  
 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: **6,900 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,028**  
 Low Sqft:  
 Ttl Sqft: **3,028**

DOM

**46**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **5.0 (5 0)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Front Yard**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Frame,Wood Siding**  
 Flooring: **Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`7" x 5`0"	Dining Room	Main	8`7" x 9`11"
Family Room	Main	8`7" x 10`11"	Foyer	Main	7`8" x 9`6"
Kitchen	Main	10`3" x 20`5"	Living Room	Main	23`8" x 15`0"
Mud Room	Main	9`8" x 8`1"	Spice Kitchen	Main	9`8" x 10`1"
4pc Bathroom	Second	5`7" x 11`11"	4pc Bathroom	Second	8`11" x 5`1"
5pc Ensuite bath	Second	12`0" x 12`8"	Bedroom	Second	9`9" x 15`9"

**Bedroom** Second 11`2" x 12`5"  
**Laundry** Second 5`6" x 6`0"  
**Bedroom - Primary** Second 15`3" x 16`4"  
**4pc Bathroom** Basement 5`1" x 8`0"  
**Bedroom** Basement 13`3" x 12`8"

**Bedroom** Second 12`1" x 13`9"  
**Loft** Second 11`10" x 11`4"  
**Walk-In Closet** Second 5`3" x 12`11"  
**Bedroom** Basement 13`2" x 12`9"  
**Kitchen** Basement 4`1" x 10`1"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R-1  
 Legal Desc: **2111303**

Remarks

Pub Rmks: **OPEN HOUSE SAT FEB 22nd & SUN 23RD - 1PM to 4PM - Welcome Home | Lakeside Community | Over 4300+SQFT | 6-Bedrooms | 5 Full-Bathrooms | Open Floor Plan | Dream Kitchen | Spice Kitchen | Triple car Garage | 2nd floor Laundry | Spacious Yard & Much More | This Extraordinary opportunity to own this newly built home in the new modern community of South Shore, with conveniently quick access to 16 AVE (HWY 1) & 17th AVE. This 2 storey home offers a noteworthy floor plan with extensive upgrades. The main floor features 9' ceilings, a full bedroom room/Den/Office with a full bathroom, an open concept kitchen with floor to ceiling cabinetry with a Grand kitchen Island, Quartz countertops through out the home, Upgraded stainless steel appliances, Spice Kitchen & a pantry, a spacious formal living room & Family room with a Fire place & Dining over looking the north facing yard and Second floor boasts to Bonus room, Master bedroom with a large 5 pc ensuite & a Walk-in closet, 3 Additional bedrooms with an additional 4pc bathroom, while two additional bedrooms share a Jack and Jill bathroom, laundry room. Downstairs-(basement) you will find Legal Suite with its separate entrance along with a large Rec/Family room, private capacious kitchen, 2 good sized bedrooms, 4pc Bath. Book a showing today to view this lovely home to get the full experience of all it has to offer or visit the 3D Tour!!**

Inclusions: N/A  
 Property Listed By: **AMG Realty**

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













