



THE
A-TEAM

**RE/MAX
FIRST**

51 SOUTH SHORE Road, Chestermere T1X 0B4

MLS®#: **A2191367** Area: **South Shores** Listing Date: **01/30/25** List Price: **\$1,189,900**
 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: **5,295 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,304**
 Low Sqft:
 Ttl Sqft: **3,304**

DOM

3
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Landscaped**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Aluminum Siding ,Composite Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Electric Stove,Gas Cooktop,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Central Vacuum,Chandelier,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Game Room	Basement	17`3" x 31`11"
Bedroom	Basement	11`5" x 12`5"
Storage	Basement	8`9" x 5`2"
Bedroom - Primary	Second	18`6" x 14`11"
Walk-In Closet	Second	6`11" x 10`7"
Loft	Second	12`11" x 17`0"
Bedroom	Second	13`1" x 11`6"

Room	Level	Dimensions
3pc Bathroom	Basement	8`0" x 4`11"
Furnace/Utility Room	Basement	11`9" x 12`4"
Bedroom	Basement	9`6" x 16`3"
5pc Ensuite bath	Second	29`9" x 7`7"
Laundry	Second	7`4" x 10`5"
Bedroom	Second	10`11" x 13`2"
Bedroom	Second	13`1" x 11`9"

Living Room
Kitchen
Spice Kitchen
Foyer
3pc Bathroom

Main
Main
Main
Main
Second

15`8" x 14`6"
17`7" x 9`11"
5`5" x 8`11"
12`3" x 7`5"

Breakfast Nook
Dining Room
Bedroom
3pc Bathroom
3pc Bathroom

Main
Main
Main
Main
Second

17`7" x 10`10"
12`11" x 15`10"
10`6" x 8`10"
5`5" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **2310531**

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to this BRAND NEW LUXURY 7 bed and 5 bathroom home in the sought after community of south shore backing onto a GREEN SPACE/WALK PATH TO PARK! This home has LUXURY FINISHINGS, HIGH CEILINGS and TONS OF UPGRADES with OVER 4600 SQUARE FEET of living space! This home has a open floor plan with TONS OF NATURAL LIGHT! The main floor offers a HUGE LIVING ROOM next to a CHEF'S DREAM KITCHEN offering UPGRADED QUARTZ COUNTERTOPS AND CABINETS TO THE CEILING WITH BUILT IN STAINLESS STEEL APPLIANCES!!!! The kitchen leads into a spice kitchen and pantry! There is also a dining room, bedroom and full 3 piece bathroom on the main floor!!! There is ALSO a HUGE TRIPLE CAR GARAGE ATTACHED TO YOUR HOME!! On the UPPER LEVEL you will find 4 HUGE BEDROOMS all having walk in closets! The MASTER BEDROOM FEATURES A HUGE WALK IN CLOSET AND 5PC ENSUITE! 2 of the other bedrooms also have ATTACHED FULL BATHROOMS. you will also find a laundry on the upper level as well as a HUGE LOFT ! The basement can be converted into an ILLEGAL SUITE (subject to city approval) with the addition of a kitchen. The basement has a separate entrance, 2 bedrooms, a laundry, a bathroom and a LARGE REC ROOM with a WET BAR! This home is the PERFECT LOCATION BACKING onto a GREEN SPACE and is just a MINUTES AWAY FROM CHESTERMERE LAKE, SHOPPING CENTERS AND MANY SCHOOLS!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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













