



THE
A-TEAM

**RE/MAX
FIRST**

105 SOUTH SHORE View, Chestermere T1X 2R9

MLS®#: **A2191573** Area: **South Shores** Listing Date: **02/05/25** List Price: **\$1,249,900**
 Status: **Active** County: **Chestermere** Change: **+\$51k, 11-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **5,181 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,064**
 Low Sqft:
 Ttl Sqft: **3,064**

DOM

63
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, 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, Garage Control(s), Gas Cooktop, Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Walk-In Closet(s), Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	13`0" x 11`5"	3pc Bathroom	Main	4`9" x 8`11"
Dining Room	Main	15`0" x 13`7"	Family Room	Main	12`6" x 16`6"
Breakfast Nook	Main	11`5" x 14`3"	Kitchen	Main	11`1" x 18`7"
Kitchenette	Main	5`10" x 10`4"	Pantry	Main	5`3" x 10`6"
Bonus Room	Upper	15`9" x 12`11"	Bedroom	Upper	11`9" x 12`0"
Bedroom	Upper	10`2" x 13`10"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	11`3" x 11`10"	4pc Bathroom	Upper	11`3" x 4`10"

Bedroom - Primary
Laundry
Exercise Room
Bedroom

Upper
Upper
Basement
Basement

14`6" x 16`2"
6`9" x 6`0"
9`5" x 15`9"
10`5" x 12`6"

5pc Ensuite bath
Game Room
Bedroom
4pc Bathroom

Legal/Tax/Financial

Upper
Basement
Basement
Basement

11`0" x 12`5"
22`4" x 15`8"
10`7" x 12`5"
4`11" x 9`2"

Title:
Fee Simple
Legal Desc:

2111306

Zoning:
R-1

Remarks

Pub Rmks:

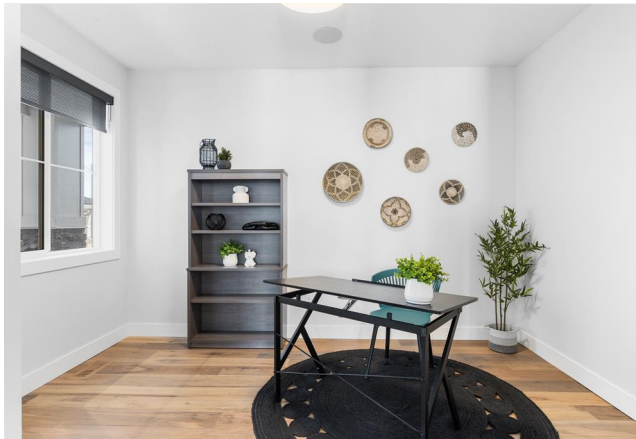
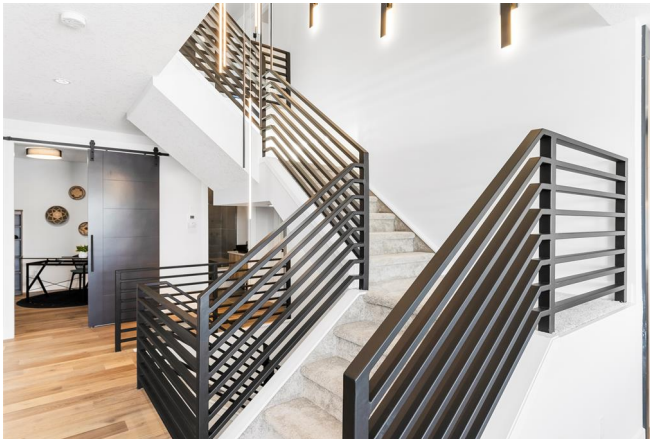
Showhome Hours: Monday to Thursday 2 to 8pm, Weekends and Holidays 12-5pm, Closed Friday! ANOTHER JEWEL BY GREEN CEDAR HOMES! THIS SHOWHOME IS SOMETHING OUT OF A MOVIE! GORGEOUS EXTERIOR WITH AN ABSOLUTELY STUNNING INTERIOR! BEDROOM AND FULL BATH ON MAIN! WET BAR! MASTER WITH TRAY CEILINGS! THIS HOME IS JUST FULL OF UPGRADES! This home boasts over 4200 SQ FT of Quality Luxurious Living Space with 7 Bedrooms, 5 FULL Baths and Attached Triple Garage! Open Floorplan Concept is very well adapted into this home! Main floor offers a dining, family room with fireplace, eating nook, Gourmet Kitchen as well as a BEDROOM AND FULL BATH! The Gourmet Kitchen is a chef's dream, featuring a Kitchen Island, Stainless Steel Appliances, A SPICE KITCHEN AND PANTRY FOR ADDITIONAL STORAGE! What more can you ask for!!! In addition to this, the BEDROOM AND FULL BATH ON THE MAIN FLOOR IS AN AMAZING FEATURE FOR FAMILIES WITH ELDERLY INDIVIDUALS! On the upper level you will find a bonus room with TRAY CEILINGS, 4 Bedrooms and 3 FULL Baths (ensuite included). Of the 4 bedrooms, 1 is the Master that comes with TRAY CEILINGS, 5 PC ENSUITE AND AMAZING W.I.C! 2 of the remaining 3 bedrooms, share Jack and Jill access to a bathroom (DIRECT ACCESS TO FULL BATHROOM)! The laundry feature is conveniently located on the upper level. It does not end here, make your way to the FULLY FINISHED BASEMENT that offers a REC ROOM WITH WET BAR, 2 bedrooms and a FULL Bath! The basement is your own little getaway at home! This home is located in BRAND NEW DEVELOPING NEIGHBORHOOD AND IS FILLED WITH AWESOME FEATURES AND UPGRADES! Easy Access to multiple amenities in the newly developed plaza in Kinninburgh! Easy Access to parks, schools, shopping and more! AMAZING VALUE! GREAT OPPORTUNITY!

Inclusions:
Property Listed By:

**Range Hood in Spice Kitchen
Real Broker**

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



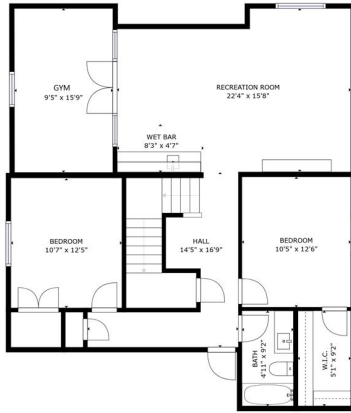








BASEMENT



MAIN LEVEL, ABOVE GRADE: 1498 SQFT
SECOND LEVEL, ABOVE GRADE: 1466 SQFT
BASEMENT, BELOW GRADE: 1151 SQFT
GARAGE: 2917' x 207' 078 SQFT
TOTAL ABOVE GRADE: 3964 SQFT
TOTAL LIVING SPACE: 4222 SQFT

DATE OF MEASUREMENT: NOV 20, 2022
ADDRESS: 105 SOUTH SHORE VIEW
PROPERTY TYPE: 2 STORY DETACHED
COMPLETED BY: LISTING PRER
PREPARED FOR: SONNY BAMBOL & ASSOCIATES