



THE
A-TEAM

**RE/MAX
FIRST**

34 SOUTHSHORE Road, Chestermere T1X2R9

MLS®#: **A2193584**

Area: **South Shores**

Listing Date: **02/10/25**

List Price: **\$989,000**

Status: **Active**

County: **Chestermere**

Change: **+\$90k, 12-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2024**

Lot Information

Lot Sz Ar: **6,291 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,086**

Low Sqft:

Ttl Sqft: **3,086**

DOM

12

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Level**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	15`6" x 13`5"
Nook	Main	9`1" x 15`6"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	11`1" x 11`1"
4pc Bathroom	Upper	
4pc Bathroom	Upper	
Mud Room	Main	11`6" x 8`10"

Room	Level	Dimensions
Den	Main	8`4" x 9`6"
Family Room	Main	12`5" x 16`2"
Bedroom - Primary	Upper	116`9" x 14`4"
Loft	Upper	13`0" x 11`5"
Bedroom	Upper	11`1" x 11`11"
Bedroom	Upper	12`1" x 12`5"
Dining Room	Main	14`0" x 12`3"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **TBD**

Zoning: **R-G**

Remarks

Pub Rmks: **Incredible opportunity to own an executive home in the highly sought-after Southshore community of Chestermere. This stunning home features a spacious main floor with a den, a dedicated spice kitchen, and a grand open-to-below design. Upstairs, you'll find dual master bedrooms, offering luxury and comfort. Additionally, the home includes a side entrance, perfect for potential future development. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode**

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