



THE
A-TEAM

**RE/MAX
FIRST**

4 SOUTH SHORE MOUNT , Chestermere T1X 2Y3

MLS®#: **A2196889** Area: **South Shores** Listing Date: **02/28/25** List Price: **\$1,080,000**
 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: **6,465 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,060**
 Low Sqft:
 Ttl Sqft: **3,060**

DOM

9
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting**
 Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Cooktop,Gas Range,Microwave,Range Hood**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	4`11" x 9`6"	Dining Room	Main	10`4" x 10`6"
Foyer	Main	7`2" x 11`3"	Kitchen	Main	13`10" x 17`2"
Living Room	Main	20`3" x 17`2"	Mud Room	Main	9`7" x 9`4"
Office	Main	10`0" x 9`4"	Spice Kitchen	Main	7`5" x 10`7"
3pc Bathroom	Second	5`4" x 8`8"	2pc Ensuite bath	Second	5`0" x 11`11"
5pc Ensuite bath	Second	7`5" x 19`11"	Bedroom	Second	11`0" x 11`11"
Bedroom	Second	11`2" x 11`11"	Bedroom	Second	12`2" x 14`3"

Bonus Room
Bedroom - Primary
Bedroom
Laundry

Second
Second
Basement
Basement

14`2" x 11`8"
16`3" x 14`5"
14`3" x 10`7"
4`0" x 4`5"

Laundry
Bedroom
Kitchen
Game Room
Legal/Tax/Financial

Second
Basement
Basement
Basement

5`5" x 7`8"
11`3" x 10`7"
10`11" x 15`6"
23`2" x 16`3"

Title:
Fee Simple
Legal Desc:

2310531

Zoning:
R-1

Remarks

Pub Rmks: **This stunning 6-bedroom triple garage brand new house with legal suite located on corner lot just walking distance away from lake and park. This house is move in ready for its next owner to enjoy and create memories. Main floor offers open to above for abundant of natural light through the house. Main kitchen and spice kitchen fully furnished with stainless steel appliances. Slide door leads to fully enclosed good size deck. Upper floor has two master bedroom and 2 good size bedroom including bonus room and laundry. Fully developed legal suite in basement with separate exterior entrance includes 2 good size bedrooms with fully furnished kitchen appliances and washer/dryer. This house with over 4300SF total developed space offer too many upgrades and features to list. Must visit in person to fully appreciate quality build and attentions to details.**

Inclusions:
Property Listed By:

N/A
URBAN-REALTY.ca

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





