



THE
A-TEAM

**RE/MAX
FIRST**

217 SOUTH SHORE View, Chestermere T1X 2Y3

MLS®#: **A2197682** Area: **South Shores** Listing Date: **02/27/25** List Price: **\$899,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **5,259 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,611**
 Low Sqft:
 Ttl Sqft: **2,611**

DOM

-0
Layout
 Beds: **5 (5)**
 Baths: **4.0 (4 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: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Tile**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator**
 Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **RC-1**
 Legal Desc: **2310531**

Remarks

Pub Rmks: **Welcome to South Shore and this Beautiful 5 Bedroom, 4 Bathroom home with a Triple car garage built by the award winning Prominent Homes! This Open concept**

home offers plenty of natural light throughout the home. The main floor features 9 feet high ceilings, Open to Above Family Room, Chic kitchen including Large Island and Built-in appliances. This home features a Spice Kitchen as well as there is a main floor Office/Bedroom as well as a bathroom with Shower. The Upper Level features TWO Master Bedrooms including a Beautiful large Primary Bedroom with fantastic 5-piece Ensuite, the other primary bedroom has 3 piece ensuite plus 2 additional bedrooms for a total of 4 bedrooms upstairs plus a Bonus Room and Laundry Room. This home also offers a front attached three-car garage. Call to book your private showing today! Home will be ready in March 2025!

Inclusions:
Property Listed By:

N/A
eXp Realty

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







