

56 South Shore Close Brooks, AB T1R 1R4

Residential Incomplete [A1130185](#)
Banner: *This is a rare opportunity to own this elegant custom home with unparalleled craftsmanship!*

DOM: 0 **LP:** \$875,000.00
CDOM: **OP:** \$0.00



Class: Detached	City: Brooks
County: Brooks	District:
Type: House	Subdivision: Southshore
Levels: Two	Ttl Beds: 5
Year Built: 2009	F/H Bth: 3/2
LINC#: 0031801244	LP/SF: \$254.00
Arch Style: 2 Storey	Suite: No
Possession: Negotiable	
Lot Dim:	Lot Size: 9476 SqFt
Front Length: 10.36M 34' 0"	Lot Depth: 34.00 M 111.55'
Legal Pln: 0612512 Blk: 7	Lot: 58 Condo: No
Zoning: R-SD	Tax Amt/Yr: \$8,781.00/2020
Title to Lnd:	Loc Imp Amt:
Disclosures: No Disclosure	Front Exp: NW
Restrict: None Known	

Public Remarks: This is a rare opportunity for you to own this elegant custom home with unparalleled craftsmanship and exceptional amenities! This Thoughtfull inspired design is truly remarkable inside and out. At the end of the Cul-de-sac right in the heart of Southshore sits this East West architectural highlight surrounded by privacy trees make a stately first impression that goes well beyond curb appeal. Just inside, the airy foyer, with its floor-to-ceiling windows, vaulted ceiling with lights atmosphere dimmers, hand scraped natural cherry wood with intricate decorative slate tile and solid walnut hardwood with broad planks. A short stroll through the home reveals a dream kitchen with large granite island with corbels and oversized Miele refrigerator and freezer with wood cabinet covering to match; serves as the perfect meeting place. Entertaining potential for enjoyment in all seasons make it the ideal setting for families and friends to take root, flourish, play, and laugh; to spend time around the fireplace, playing and singing by the piano — and in the moment, together. So sip a glass of wine on the terrace or take a spot by the fire. Stargaze. Take your place at the table or in the movie room. Because the things that matter, no matter what, are found in the everyday, at home. Additional Information: 5 bedrooms, 5 bathrooms. Large lot, computerized irrigation with rain sensor, Vinyl fence, New (installed in 2019) highly insulated garage doors with cellphone internet Wifi controlled openers, concrete car parking slab in backyard, oversized heated double Garage with slanted cement floor with Drains, Large bi level deck, Hot Tub, Infrared sauna with shower, Triple layer Pella windows with honeycomb blinds built-in and insect gauze, 25 year roofing, Smart home with music throughout, Movie room with built in surround sound high definition overhead Sony projector very large screen and walk-in control room. Double furnace/A-C with 5 thermostats and zones, 2 humidifiers, In-floor heating in basement and master bedroom's bathroom, Furnace room with ultraviolet air cleaning, sump pump, water sensors linked to alarm system, three phase water filtering with reverse osmosis, and water softener. Round solid wood millwork stairs railing. Hot water on demand. 3 built in granite desks that are covered with doors and ceiling height cabinets. Off the kitchen a room with wall covered built in storage and bookshelves with sink. Mudroom off garage with cubbies and built in shelves and cabinets. Master bedroom with stained bamboo flooring, separate with own roof and high V shaped pine ceiling. Upper level 3 bedrooms, 2 with walk-in closets. 2 skylights in passage.

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 4	Main: 196	Mtr2	2,106	SqFt
EnSt Bth:	2	0	0	1	0	Upper: 124	Mtr2	1,339	SqFt	
Garage Dim:	0	0	1	1	0	Blw Grade: 191	Mtr2	2,053	SqFt	
						Total AG: 320	Mtr2	3,445	SqFt	

Property Information


Basement: Finished, Full	Lndry Feat: Laundry Room, Upper Level
Heating: Forced Air, Natural Gas	Cooling: Central Air
Construction: See Remarks	Fireplaces: 1/Double Sided, Gas, Living Room, Other, Stone
Foundation: Poured Concrete	Flooring: Hardwood, Slate, Tile
Exterior Feat: Other	Fencing: Fenced
Roof Type: Asphalt Shingle	Balcony: Deck, Front Porch
Parking: Driveway, Insulated, Double Garage Attached, Garage Faces Front, Heated Garage, Oversized, RV Access/Parking	Total: 4
Features: Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Sauna, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound	
Comm Feature: Lake, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby	
Lot Features: Back Lane, Back Yard, Cul-De-Sac, Front Yard, Street Lighting, Underground Sprinklers	
Goods Include: deep freeze in basement, window coverings	
Appliances: Built-In Gas Range, Built-In Refrigerator, Dishwasher, Electric Oven, Gas Stove, Microwave	
Other Equip: Home Theater, Central Vacuum/Attachments, Garage Door Opener, Water - Filtration, Water - Reverse Osmosis	

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	14` 6" x 14` 0"	Dining	Main	17` 9" x 10` 8"
Living	Main	27` 0" x 21` 3"	Family	BSMT	32` 0" x 21` 3"
Foyer	Main	11` 3" x 10` 5"	Bonus	Upper	27` 5" x 13` 0"
Den	BSMT	13` 6" x 12` 3"	Exercise	BSMT	14` 6" x 12` 4"
Laundry	Upper	9` 8" x 5` 7"	Mud Rm	Main	15` 5" x 10` 9"
Storage	BSMT	11` 7" x 4` 5"	Storage	BSMT	14` 6" x 9` 0"
Other	Main	45` 0" x 19` 0"	Wrkshp	Main	9` 2" x 9` 0"
Primary Bed	Main	18` 0" x 13` 2"	Bedrm	Upper	11` 0" x 11` 0"

Bedrm	Upper	11`0" x 11`0"	3.35M x 3.35M	Bedrm	Upper	12`2" x 11`0"	3.71M x 3.35M
Bedrm	BSMT	13`0" x 11`6"	3.96M x 3.51M	2pc Bathroom	Main	5`7" x 5`0"	1.70M x 1.52M
2pc Bathroom	BSMT	9`4" x 5`2"	2.84M x 1.58M	Sauna	BSMT	9`6" x 6`0"	2.90M x 1.83M
4pc Ensuite bath	BSMT	7`9" x 7`6"	2.36M x 2.29M	5pc Bathroom	Upper	10`0" x 6`0"	3.05M x 1.83M
5pc Ensuite bath	Main	16`6" x 11`0"	5.03M x 3.35M				

Agent & Office Information

List REALTOR®: [Mike Abou Daher](#)  team@mikeaboudaher.com
List Firm: [RE/MAX REALTY PROFESSIONALS](#)
Firm Address: #10, 6020 - 1A STREET S.W., CALGARY, T2H 0G3
Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386
Comm: 3.5% on \$100K & 1.5% on BOSP
LB Type/Info: See Remarks/
Owner Name: Coetzee
Occupancy: Owner
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus"

Phone: 587-333-6400

Phone: 403-259-4141

List Date: 07/17/2021

Expiry Dt: 11/17/2021

With Dt:

Ownership: Private

Exclusion: No

SRR: No

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Property Marketing History

List ID: [A1130185](#)

Status: Incomplete DOM: 0

List Office: RE/MAX REALTY PROFESSIONALS

[56 South Shore Close Brooks, AB T1R 1R4](#)



List ID: [A1028694](#)

Status: Expired DOM: 151

List Office: MaxWell Capital Realty

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Price	Activity	Pr History	Ch Type	When Chgd
\$948,000.00	Expired		A -> X	01/31/2021
\$948,000.00	Price Decrease			11/02/2020
\$999,990.00	New Listing	\$999,990	New Listing	09/01/2020
