

238 South Shore Court
Chestermere, Alberta

MLS # A2174556



\$633,900

Division:	South Shores		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,673 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Interior Lot, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: see list

Embrace the charm of lakeside living with this Modern Beach Elevation York, perfectly blending contemporary style and thoughtful design. This stunning property features a double car front-attached garage and backs onto greenspace, offering peaceful views and access to walking paths. Located just a short walk from the south end of Chestermere Lake, this home gives you easy access to outdoor activities and recreation. The bright, open-concept floorplan includes full-height kitchen cabinets, sleek white cabinetry, and stainless-steel appliances, including a stunning chimney hood fan. The primary suite offers a private retreat with an upgraded tile shower in the ensuite, providing a spa-like experience. For added convenience, the home includes a secondary laundry hookup and a side entry, perfect for potential suite development in the future. The undeveloped basement offers a blank canvas for your customization, and with a wet bar rough-in, it's ready to be transformed into an entertainer's dream space (A secondary suite would be subject to approval and permitting by the city/municipality)