



THE
A-TEAM

**RE/MAX
FIRST**

258 SOUTH SHORE Court, Chestermere T1X 0B4

MLS®#: **A2131713**

Area: **South Shores**

Listing Date: **05/14/24**

List Price: **\$648,000**

Status: **Active**

County: **Chestermere**

Change: **-\$17k, 31-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Chestermere

Abv Sqft:

1,859

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,859

Lot Information

Lot Sz Ar:

3,088 sqft

Lot Shape:

DOM

221

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Fiberglass**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Cement Fiber Board

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer

Int Feat:

Bathroom Rough-in,Breakfast Bar,Double Vanity,Pantry,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Nook	Main	11`11" x 9`0"	Great Room	Main	13`8" x 14`10"
Kitchen	Main	9`9" x 7`0"	Pantry	Main	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	Entrance	Main	0`0" x 0`0"
Bedroom - Primary	Second	11`11" x 13`0"	Walk-In Closet	Second	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"	Bedroom	Second	10`8" x 11`0"
3pc Bathroom	Second	0`0" x 0`0"	Bedroom	Second	10`0" x 10`3"
Laundry	Second	0`0" x 0`0"	Bonus Room	Second	17`11" x 14`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

231 0531

Zoning:
R-3

Remarks

Pub Rmks:

Nestled within the charming community of South Shore awaits a remarkable opportunity to call the Prentiss duplex your own. Boasting over 1,800 square feet of well-designed living space, this home offers a perfect blend of comfort and modern living. Step inside to find a thoughtfully designed interior featuring three bedrooms and 2.5 bathrooms, providing ample space for you and your loved ones to thrive. The kitchen is a culinary delight, equipped with chimney hood-fan stainless steel appliances that effortlessly marry style and functionality. Beyond the confines of your home lies the allure of the South Shore community itself. Take leisurely strolls to the nearby Lake, accessible through the path just behind your backyard, and immerse yourself in the tranquility of nature. For your convenience, local amenities and shopping centers are just a short 5-minute drive away, while downtown Calgary beckons with its vibrant offerings, only 15 minutes from your doorstep. Unwind in the spacious living area or retreat to the comfort of the luxurious bedrooms, each thoughtfully appointed to ensure your utmost relaxation. Laundry chores are made easy with the inclusion of a washer and dryer, while the attached two-car garage provides both convenience and security. Looking to personalize your space? The unfinished basement offers endless possibilities for customization, allowing you to transform it into the ultimate entertainment hub or a peaceful retreat, tailored to your unique lifestyle. Don't miss out on the chance to make this exceptional duplex your own. Contact your agent to schedule a viewing and embark on the journey to finding your perfect home in South Shore. Your dream lifestyle await

Inclusions:
Property Listed By:

**Chimney hood-fan
KIC Realty**

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





