



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: **\$666,976**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Chestermere**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **3,088 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,859**  
 Low Sqft:  
 Ttl Sqft: **1,859**

DOM

**137**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

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

Room	Level	Dimensions	Room	Level	Dimensions
<b>Nook</b>	<b>Main</b>	<b>11`11" x 9`0"</b>	<b>Great Room</b>	<b>Main</b>	<b>13`8" x 14`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`9" x 7`0"</b>	<b>Pantry</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Entrance</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`11" x 13`0"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

<b>5pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`8" x 11`0"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 10`3"</b>
<b>Laundry</b>	<b>Second</b>	<b>0`0" x 0`0"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>17`11" x 14`0"</b>

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: **Chimney hood-fan**  
 Property Listed By: **KIC Realty**

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