

**238 SOUTH SHORE COURT Court, Chestermere T1X 2S2**

MLS®#: **A2137064** Area: **South Shores** Listing Date: **05/31/24** List Price: **\$645,360**  
 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: **3,164 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Front Yard, Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,678**  
 Low Sqft:  
 Ttl Sqft: **1,678**

DOM

**108**  
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: **Asphalt Shingle** Construction: **Cement Fiber Board, Stone**  
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Sewer: Ext Feat: **Private Entrance, Private Yard** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Range, Microwave, Refrigerator**  
 Int Feat: **Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Nook	Main	8`0" x 11`0"	Living Room	Main	13`1" x 18`0"
Kitchen	Main	10`11" x 10`5"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	13`1" x 13`0"	Bedroom	Upper	10`4" x 10`0"
Bedroom	Upper	10`6" x 10`0"	4pc Ensuite bath	Upper	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310531**

Zoning:  
**Residential Multi-Unit**

Remarks

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Pub Rmks: **Meet the York floorplan, by Alliston at Home in South Shore of Chestermere! This brand-new floorplan comes loaded with extras, including a side entrance to the undeveloped basement, upgraded hood-fan kitchen, attached 2-car garage, full landscaping including rear deck, upgraded ensuite bathroom, and so much more! No condo fees, and with our current promotion we can take an extra \$15,000 off the price! South Shore is a beautiful, quiet community just 5-minutes from local amenities and a short walk to Chestermere Lake. Please reach out to our Sales Team to book your show-home tour and to find out more information.**

Inclusions: **NA**  
Property Listed By: **KIC Realty**

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