



THE
A-TEAM

**RE/MAX
FIRST**

207 SOUTH SHORE Court, Chestermere T1X 0B4

MLS®#: **A2159822** Area: **South Shores** Listing Date: **08/24/24** List Price: **\$580,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,206 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,602**
 Low Sqft:
 Ttl Sqft: **1,602**

DOM

25
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Range Hood, Refrigerator, Stove(s)**
 Int Feat: **Bathroom Rough-in, Open Floorplan, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Upper	9`3" x 10`3"
3pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath Nook	Upper	
2pc Bathroom	Main	12`4" x 13`4"

Room	Level	Dimensions
Bedroom	Upper	9`3" x 10`3"
Bedroom - Primary	Upper	12`11" x 13`8"
Living Room	Main	12`11" x 15`0"
Kitchen	Main	12`2" x 10`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310531

Zoning:
R-3

Remarks

Pub Rmks: **Welcome to your future home in the heart of the charming community of South Shore. This 1602 sq ft townhomes offers a modern living experience with no condo fees! As you step inside, you'll find a sleek kitchen located at the back of the home, perfect for entertaining guests in the open nook and living space. This contemporary floorplan boasts modern finishings throughout. Prepare to unwind in the upgraded tile shower in your ensuite bathroom. Get ready to make this stylish townhome yours with possession in early 2025. Don't miss the chance to own a piece of modern comfort and convenience in the delightful community of South Shore. Photos are from previous Showhome and are representative of what the home will be.**

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

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