



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**238 SOUTH SHORE Court, Chestermere T1X 2Y5**

MLS® #: **A2174556**      Area: **South Shores**      Listing **10/22/24**      List Price: **\$633,900**  
 Status: **Active**      County: **Chestermere**      Change: **-\$90, 28-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**      Finished Floor Area  
 City/Town: **Chestermere**      Abv Sqft: **1,673**  
 Year Built: **2024**      Low Sqft:  
 Lot Information      Ttl Sqft: **1,673**  
 Lot Sz Ar: **3,164 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Interior Lot, Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

DOM

**31**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey, Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Cement Fiber Board**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmnt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`9" x 11`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 7`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 13`1"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`6" x 7`2"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`6" x 4`2"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 12`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`10" x 10`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 10`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Upper</b>	
<b>4pc Ensuite bath</b>	<b>Upper</b>				

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-3**

**2310531**

Remarks

Pub Rmks: **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 entertainers dream space (A secondary suite would be subject to approval and permitting by the city/municipality)**

Inclusions:  
Property Listed By: **see list  
KIC Realty**

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



