

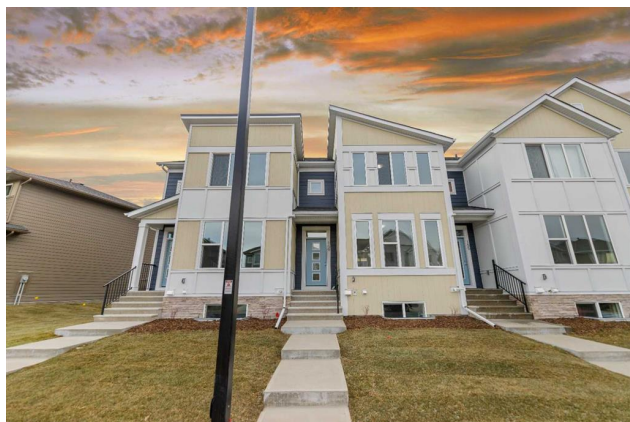


THE
A-TEAM

**RE/MAX
FIRST**

159 SOUTH SHORE Court, Chestermere T1X 0B4

MLS®#: **A2178172** Area: **South Shores** Listing Date: **11/09/24** List Price: **\$539,900**
 Status: **Active** County: **Chestermere** Change: **-\$25k, 22-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Chestermere**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,200 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,506**
 Low Sqft:
 Ttl Sqft: **1,506**

DOM

42
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Concrete, Wood Frame**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`1"	Dining Room	Main	14`1" x 12`0"
Kitchen	Main	12`1" x 12`6"	Living Room	Main	13`1" x 14`6"
3pc Ensuite bath	Second	9`2" x 4`11"	4pc Bathroom	Second	9`2" x 5`0"
Bedroom	Second	9`3" x 12`5"	Bedroom	Second	9`1" x 12`5"
Bedroom - Primary	Second	12`8" x 12`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111303

Zoning:
R-3

Remarks

Pub Rmks: **Welcome to your new home in the charming lakeside community of Chestermere, AB. This brand new NO CONDO FEE townhouse has never been lived in and is ready for you to make it your own. With 3 bedrooms and 2.5 bathrooms, there's plenty of space for your family to grow and thrive. Step inside and be greeted by a spacious open concept layout, perfect for entertaining guests or relaxing with loved ones. The modern kitchen features sleek appliances and a spacious island, perfect for entertaining guests. Upstairs, you'll find three cozy bedrooms including a master suite with an ensuite bathroom and upper-floor laundry for added convenience. Step outside to your fenced and landscaped backyard, where you can relax and enjoy the beautiful Alberta sunshine And don't forget about the double car garage - perfect for keeping your vehicles safe from the elements. Located in the heart of Chestermere, this townhouse offers easy access to all the local amenities including schools, parks, shopping, and more. Don't miss out on this opportunity to own a beautiful home in one of Alberta's most desirable communities. Schedule a showing today!**

Inclusions:
Property Listed By: **none**
MaxWell Central

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



