



THE
A-TEAM

**RE/MAX
FIRST**

151 SOUTH SHORE Court, Chestermere T1X 0B4

MLS®#: **A2180443** Area: **South Shores** Listing Date: **11/21/24** List Price: **\$539,900**
 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: **2,200 sqft**
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,506**
 Low Sqft:
 Ttl Sqft: **1,506**

DOM

30
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

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: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`7"	Living Room	Main	14`7" x 14`7"
Dining Room	Main	12`5" x 14`1"	Kitchen	Main	11`11" x 12`1"
Bedroom - Primary	Second	12`11" x 12`10"	4pc Ensuite bath	Second	5`0" x 9`0"
Bedroom	Second	12`7" x 9`1"	Bedroom	Second	12`7" x 9`1"
4pc Bathroom	Second	4`10" x 9`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111303

Zoning:
R-3

Remarks

Pub Rmks: **Welcome to this stunning brand new townhome in the desirable community of Chestermere, AB. This no condo fee property boasts 3 bedrooms and 2.5 bathrooms, perfect for a growing family or those who love to entertain. The open concept main floor is flooded with natural light and features a modern kitchen with sleek appliances and plenty of counter space. Step outside to your private fenced yard, ideal for summer BBQs and outdoor relaxation. Park your vehicles in the convenient double car detached garage. Plus, enjoy easy access to the Chestermere Lake for endless outdoor enjoyment. Don't miss out on this fantastic opportunity to own a beautiful home in Chestermere! Contact us today to schedule a viewing before it's gone.**

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

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









