



THE
A-TEAM

**RE/MAX
FIRST**

207 SOUTH SHORE Court, Chestermere T1X 0B4

MLS®#: **A2188500**

Area: **South Shores**

Listing Date: **01/17/25**

List Price: **\$569,000**

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:

Access:

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

DOM

5

Layout

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

Parking

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

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	Upper	

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"

Nook
2pc Bathroom

Main
Main

12`4" x 13`4"

Kitchen

Main

12`2" x 10`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310531

Zoning:
R-3

Remarks

Pub Rmks:

Incredible town home at an incredible price. No Condo Fees! This 1602 sq foot home features a spacious kitchen, large island and plenty of working space for any home chef. The open concept living on the main floor is flooded with light with large windows south and north exposures. The South facing rear deck is perfect for entertaining and enjoying time with friends and family. Upstairs there are two good-sized bedrooms for the kids or guest rooms. The large master bedroom features a large walk in closet and private en-suite bathroom. Enjoy a landscaped front and rear yard (to be completed in the spring) with rear fencing. Your double detached garage makes parking a breeze with quick access to the rear of the home. Immediate possession is available. Only two town homes opportunities remain in our South Shore Community, don't miss out on your chance to own this incredible property.

Inclusions:
Property Listed By:

NA
KIC Realty

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



