

**438 South Shore Drive**  
**Chestermere, Alberta**

**MLS # A2241053**



**\$590,000**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | South Shores                    |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,679 sq.ft.                    | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached          |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                       |               |                  |
| <b>Lot Feat:</b> | Interior Lot, Pie Shaped Lot    |               |                  |

|                    |                                                 |                   |     |
|--------------------|-------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile                            | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Cement Fiber Board                              | <b>Zoning:</b>    | R-3 |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home |                   |     |

**Inclusions:** n/a

Stunning York Floor Plan & 3 Bedroom, 2.5 Bath Home with Green Space Views! Welcome to this beautifully designed York Floor Plan offering 1,691 sq.ft. of thoughtfully laid-out living space. This modern, open-concept home features 3 bedrooms, 2.5 bathrooms, and is ideal for families and professionals alike. As you enter, you'll be greeted by a spacious main floor featuring a central kitchen with ample counter space, a large pantry, and easy access to the dining and living areas & perfect for entertaining! The double-car front-drive attached garage provides convenience and extra storage space. Step outside to the 10 x 10 rear deck, where you can relax and enjoy tranquil afternoons overlooking a private green space and walkway. The outdoor area is ideal for gardening, relaxing, or enjoying quality time with family. On the upper level, you'll find a large primary bedroom with a generous walk-in closet offering plenty of storage space. The en-suite bathroom features a double basin vanity and a large shower & a perfect retreat for relaxation after a long day. Additionally, a convenient side-by-side washer and dryer are included on the upper level for easy access. No condo fees here! Plus, front and back landscaping is included. Don't miss the chance to own this exceptional property!