



**GRASSROOTS**  
REALTY GROUP

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**434 South Shore Drive  
Chestermere, Alberta**

**MLS # A2235919**



**\$620,000**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | South Shores                    |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,668 sq.ft.                    | <b>Age:</b>   | 2025 (0 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                    |               |                  |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                      | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank               | <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

Welcome to your dream home in the heart of Chestermere! The York is a beautifully designed 1,669 sq ft Craftsman-style duplex which offers the perfect blend of elegance, comfort, and location — just a short stroll from the lake. Backing onto a scenic walking path that leads directly to a large playground and the sparkling waters of Lake Chestermere, this home offers an ideal setting for families and outdoor enthusiasts alike. Inside, the open-concept main floor is thoughtfully laid out for entertaining, featuring a spacious living area and a stylish kitchen with a large pantry — a chef's dream! Gorgeous detailing throughout, including classic spindle and railing accents, adds warmth and charm to every space. Upstairs, retreat to the luxurious primary suite complete with an upgraded en-suite, showcasing tiled shower walls and a recessed niche — the perfect place to unwind after a long day. Two additional generously sized bedrooms provide space and comfort for the whole family. Enjoy the convenience of upper-floor laundry with side-by-side washer and dryer included — no more hauling baskets up and down the stairs! A separate side entrance to the basement opens up exciting possibilities for future development. Don't miss out on this exceptional opportunity to live in a family-friendly, lake-adjacent community — book your showing today!