



GRASSROOTS
REALTY GROUP

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**438 South Shore Drive
Chestermere, Alberta**

MLS # A2241053



\$610,000

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

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

Inclusions:	n/a
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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!