



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**235 South Shore Court**  
**Chestermere, Alberta**

**MLS # A2196354**



**\$529,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | South Shores           |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,608 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 Detached |               |                  |
| <b>Lot Size:</b> | 0.07 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane              |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, 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>   | Bathroom Rough-in, Open Floorplan, Stone Counters, Walk-In Closet(s) |                   |     |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

**\*\*Price Adjusted &ndash; Immediate Possession Available With a recent PRICE CORRECTION this home offers exceptional value. Enjoy the convenience of moving in within 30 days and start living your dream home right away.\*\*** Welcome to this beautifully designed 1602 sq ft corner unit townhome in the sought-after South Shore of Chestermere. Offering 3 spacious bedrooms, 2.5 bathrooms, and an open-concept living space flooded with natural light, this home is the perfect blend of style and functionality. The generously sized kitchen is a chef&rsquo;s dream&mdash;ideal for preparing meals or entertaining. Whether you&rsquo;re cooking solo or hosting friends and family, this kitchen is designed to accommodate multiple cooks with ease and flow. The large, luxurious primary bedroom features a walk-in closet and a private ensuite bathroom, creating a peaceful retreat after a busy day. Step outside to your west-facing backyard, where you can relax and enjoy the evening sunset. The backyard is perfect for evening gatherings, barbecues, or unwinding. A rear deck is included, enhancing your outdoor living experience. The home also boasts a detached double car garage, providing ample storage and parking space. A side entry door will allow for ease of access for future basement development. This is your opportunity to own a beautifully crafted home in a fantastic location. Don&rsquo;t miss out&mdash;contact us today for more details and to arrange a viewing!