

# \$615,000 - 438 South Shore Drive, Chestermere

MLS® #A2189294

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,679 sqft  
Residential on 0.07 Acres

South Shores, Chestermere, Alberta

Anticipated possession Spring 2025. 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.

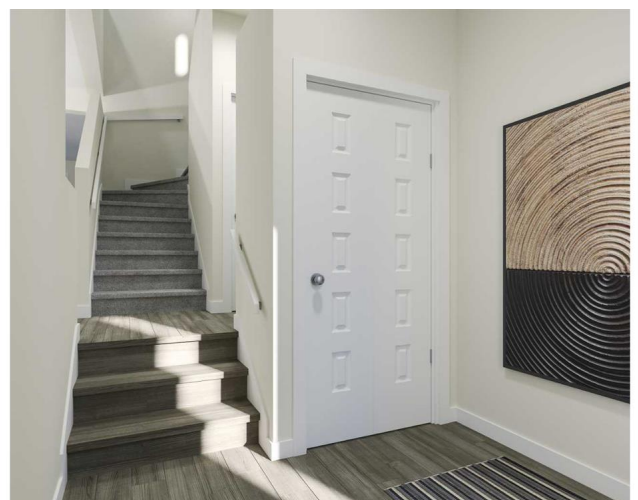
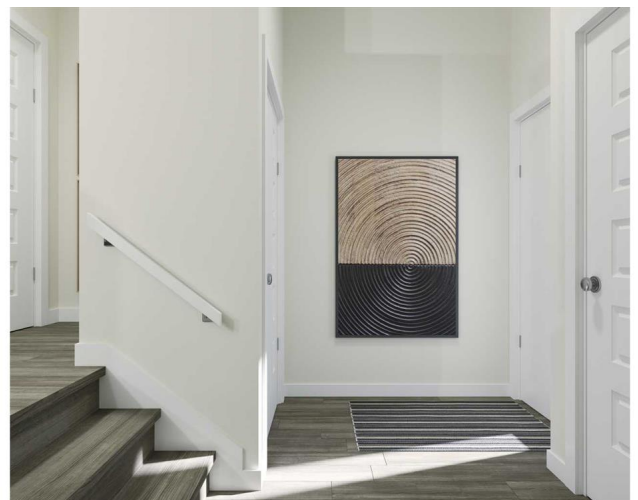
As you enter, you'll be greeted by a spacious main floor featuring a central kitchen with ample counter space, a large pantry, and easy access to the dining and living areas – perfect for entertaining! The double-car front-drive attached garage provides convenience and extra storage space.

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.

With an anticipated possession date of late spring or early summer 2025, this home is



ready to become your perfect haven.  
Don't miss the chance to own this  
exceptional property!

Built in 2024

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2189294               |
| Price          | \$615,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,679                  |
| Acres          | 0.07                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 438 South Shore Drive |
| Subdivision | South Shores          |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 2Y5               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Pie Shaped Lot, Interior Lot |
| Roof              | Asphalt Shingle              |
| Construction      | Cement Fiber Board           |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 21st, 2025 |
| Days on Market | 73                 |
| Zoning         | R-3                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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