

# \$529,900 - 235 South Shore Court, Chestermere

MLS® #A2196354

**\$529,900**

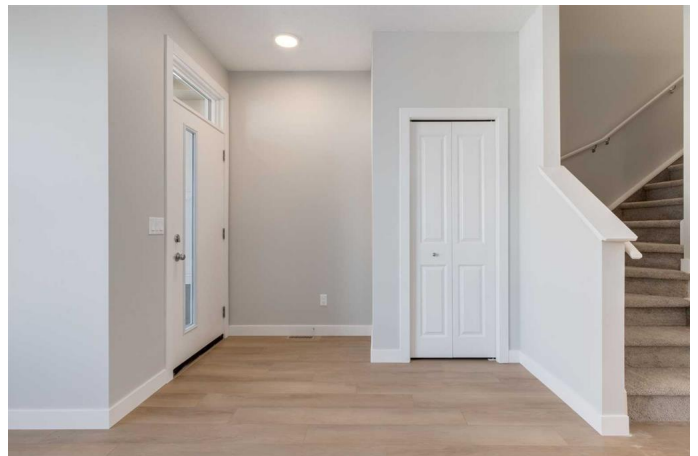
3 Bedroom, 3.00 Bathroom, 1,608 sqft

Residential on 0.07 Acres

South Shores, Chestermere, Alberta

**\*\*Price Adjusted â€“ 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 chefâ€™s dreamâ€”ideal for preparing meals or entertaining. Whether youâ€™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. Donâ€™t miss outâ€”contact us today for more details and to arrange a viewing!



Built in 2024

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2196354      |
| Price          | \$529,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,608         |
| Acres          | 0.07          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 235 South Shore Court |
| Subdivision | South Shores          |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 2Y5               |

Amenities

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

Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Stone Counters, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                     |
| Heating           | Forced Air                                                           |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Full, Unfinished                                                     |

Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | BBQ gas line       |
| Lot Description   | Back Lane          |
| Roof              | Asphalt Shingle    |
| Construction      | Cement Fiber Board |
| Foundation        | Poured Concrete    |



**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 230                 |
| Zoning         | R-3                 |

**Listing Details**

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

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