

**235 South Shore Court  
Chestermere, Alberta**

**MLS # A2196354**

**\$569,900**



<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)		

**Inclusions:** NA

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's dream—ideal for preparing meals or entertaining. Whether you'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't miss out—contact us today for more details and to arrange a viewing!