

# \$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.

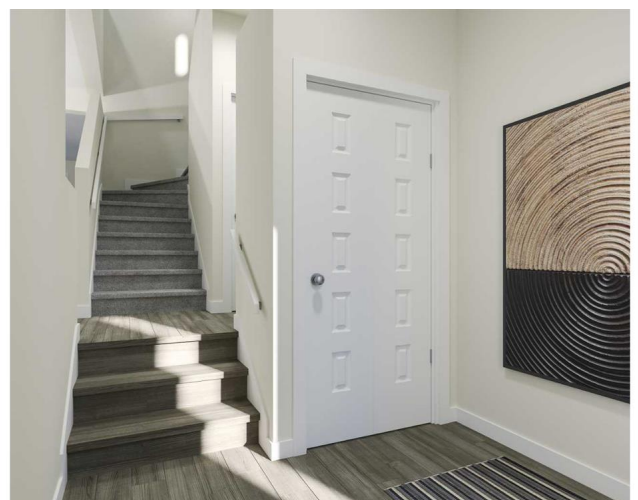
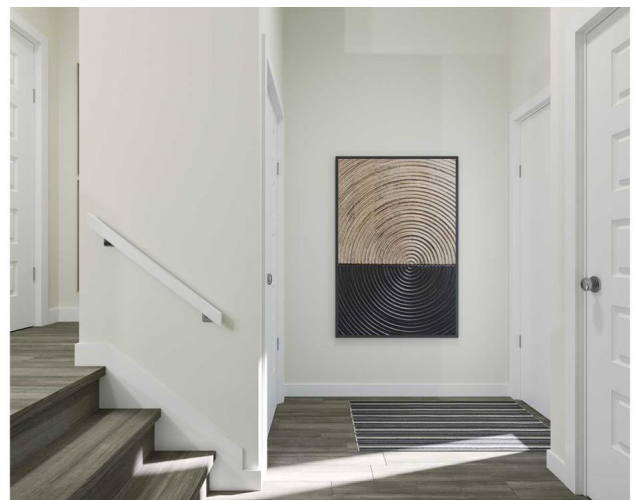
As you enter, you'll be greeted by a spacious main floor featuring a central kitchen with ample counter space, a large pantry, and easy access to the dining and living areas – perfect for entertaining! The double-car front-drive attached garage provides convenience and extra storage space.

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	78
Zoning	R-3

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.