

# \$599,000 - 434 South Shore Drive, Chestermere

MLS® #A2235919

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,668 sqft

Residential on 0.07 Acres

South Shores, Chestermere, Alberta

Welcome to your dream home in the heart of Chestermere! The York is a beautifully designed 1,669 sq ft Craftsman-style duplex which offers the perfect blend of elegance, comfort, and location – just a short stroll from the lake. Backing onto a scenic walking path that leads directly to a large playground and the sparkling waters of Lake Chestermere, this home offers an ideal setting for families and outdoor enthusiasts alike. Inside, the open-concept main floor is thoughtfully laid out for entertaining, featuring a spacious living area and a stylish kitchen with a large pantry – a chef’s dream! Gorgeous detailing throughout, including classic spindle and railing accents, adds warmth and charm to every space. Upstairs, retreat to the luxurious primary suite complete with an upgraded en-suite, showcasing tiled shower walls and a recessed niche – the perfect place to unwind after a long day. Two additional generously sized bedrooms provide space and comfort for the whole family. Enjoy the convenience of upper-floor laundry with side-by-side washer and dryer included – no more hauling baskets up and down the stairs! A separate side entrance to the basement opens up exciting possibilities for future development. Don’t miss out on this exceptional opportunity to live in a family-friendly, lake-adjacent community – book your showing today!

Built in 2025



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2235919               |
| Price          | \$599,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,668                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 434 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, Microwave, Refrigerator, Washer/Dryer, Electric Stove |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Full, Unfinished                                                  |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | None         |
| Lot Description   | Interior Lot |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Cement Fiber Board |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 109            |
| Zoning         | R-3            |

**Listing Details**

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



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