

**434 South Shore Drive  
Chestermere, Alberta**

**MLS # A2298802**



**\$578,900**

<b>Division:</b>	South Shores		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,693 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Stylish, steps to the lake, and ready for you to call home. Welcome to this beautifully appointed, brand-new, award-winning Alliston at Home front-attached garage duplex, ideally located just steps from Chestermere Lake. Offering a thoughtful and functional floor plan with gorgeous finishes throughout, featuring 3 bedrooms, 2.5 bathrooms, a side entrance to the basement and backing onto a pathway with a lake view, what's not to love? Inside, the open concept kitchen, living room and dining area features wide luxury vinyl plank flooring and airy 9' ceilings, creating a bright and spacious feel. The kitchen will please the chef of the home with quartz countertops, a large island perfect for meal prep and entertaining, classic white 42" cabinets, sleek stainless steel appliances and a dedicated pantry. Triple-pane windows, which are a standard feature at Alliston Homes, flood the space with natural light. A powder room and a spacious foyer with a large closet off the double-attached garage complete the main level. Step outside to the sunny backyard, complete with a deck equipped with a gas line for BBQs, and enjoy lake views year-round. Whether swimming in the summer or skating in the winter, this location is all about connection to the outdoors. The spacious yard offers ample space for children or pets to play. Upstairs, the primary suite is a comfortable retreat, featuring a large walk-in closet and a spa-inspired ensuite with dual sinks and a spacious walk-in shower. Two additional bedrooms and a convenient laundry room complete the 2nd level. The unfinished basement, with 9-foot ceilings and a side entrance, offers endless potential for future development and equity-building ideas. This property is turnkey, complete with front and back landscaping, and is close to schools, shopping, and the city.