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GRASSROOTS REALTY GROUP

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406 South Shore Drive Chestermere, Alberta

MLS # A2356307

$579,900

Division:	South Shores		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,777 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R3
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

NEW BUILD!! BACKING ONTO GREEN SPACE!! 1770+ SQFT OF LIVING SPACE!! SEPARATE BASEMENT ENTRANCE!! 3 BEDROOMS + OFFICE!! 2.5 BATHS!! DOUBLE ATTACHED GARAGE!! Welcome to this beautifully designed brand-new home offering a functional and spacious layout. The main floor features a bright LIVING AREA WITH FIREPLACE, a DINING AREA with direct access to the BACKYARD DECK, and a modern KITCHEN complete with an ISLAND, STAINLESS STEEL APPLIANCES and PANTRY. An OFFICE and convenient 2PC BATH complete the main level. Upstairs, you’ll find 3 BEDROOMS, including the PRIMARY BEDROOM featuring a WALK-IN CLOSET and private 5PC ENSUITE. The two additional bedrooms share a 4PC BATH. This level also offers a FAMILY AREA and conveniently located UPPER-FLOOR LAUNDRY. The home also features a DOUBLE ATTACHED GARAGE and a SEPARATE ENTRANCE TO THE BASEMENT, offering excellent future potential. Step outside and enjoy a backyard that BACKS DIRECTLY ONTO GREEN SPACE, providing added privacy and open views. Located close to CHESTERMERE LAKE and nearby amenities. A fantastic opportunity to own a brand-new home in a great location! THIS HOME QUALIFY FOR THE FIRST-TIME HOME BUYERS’ GST REBATE, SUBJECT TO ELIGIBILITY REQUIREMENTS!

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