

**434 South Shore Drive
Chestermere, Alberta**

MLS # A2235919



\$619,000

Division:	South Shores		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,668 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: n/a

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!