



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

122 South Shore Court
Chestermere, Alberta

MLS # A2242058



\$639,900

Division:	South Shores		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,869 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Level		

Heating:	ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: Couch in bonus room

This exceptionally well-kept 3-bedroom, 2.5-bathroom home offers a functional layout, quality finishes, and a desirable location backing onto greenspace and a walking path, all within a family friendly neighbourhood. Inside, you'll find durable and stylish LVP flooring throughout the main level, a bright and spacious kitchen with a massive walk-in pantry, and brand-new blinds that add a fresh, modern touch. The open-concept layout is perfect for entertaining, while the double attached garage extends convenience and additional storage. Upstairs features a huge bonus room — perfect for a playroom, media space, or home office — as well as a dedicated laundry room for added convenience. The primary bedroom includes a 4-piece ensuite and a generous walk-in closet. Additional upgrades include a new 2-stage variable furnace, new central air conditioning, and Hardie board siding that offers both durability and long-lasting curb appeal. The unfinished basement comes with a roughed-in bathroom, providing potential for future development. Outside, enjoy the fully fenced backyard — perfect for kids, pets, or summer gatherings. Don't miss your chance to own this move-in-ready gem that combines modern upgrades, thoughtful design, and a great location! Make sure to view the 3D tour, and book your private viewing today!