



GRASSROOTS
REALTY GROUP

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

122 South Shore Court
Chestermere, Alberta

MLS # A2263783



\$589,000

Division:	South Shores		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,869 sq.ft.	Age:	2023 (3 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	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

Discover this beautifully maintained 3-bedroom, 2.5-bathroom home that blends thoughtful design, quality upgrades, and an ideal location. Situated in a welcoming family-friendly neighbourhood, the property backs onto peaceful greenspace and a walking path. Inside, you'll find durable and stylish luxury vinyl plank flooring throughout the main level, leading into a bright open concept living area designed for everyday comfort and effortless entertaining. The spacious kitchen is a standout feature, complete with a massive walk-in pantry and brand new blinds. The functional layout continues upstairs with a generous bonus room that can serve as a media room, playroom, or home office. A dedicated laundry room adds everyday convenience, while the primary bedroom includes a four piece ensuite and a large walk in closet. This home has been thoughtfully upgraded with a new two stage variable furnace, central air conditioning for year round comfort, and Hardie board siding that enhances both curb appeal and durability. The unfinished basement includes a roughed in bathroom, offering potential for future development. Step outside to enjoy a fully fenced backyard, perfect for children, pets, or summer gatherings. With a double attached garage and a location that combines comfort, style, and accessibility, this move in ready home has everything you need. Be sure to check out the 3D tour and schedule your private viewing today!