



**GRASSROOTS**  
REALTY GROUP

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**122 South Shore Court**  
**Chestermere, Alberta**

**MLS # A2263783**



**\$605,000**

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

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!