

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

**MLS # A2242058**



**\$669,000**

<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

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!