

# \$605,000 - 122 South Shore Court, Chestermere

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MLS® #A2263783

**\$605,000**

3 Bedroom, 3.00 Bathroom, 1,869 sqft  
Residential on 0.07 Acres

South Shores, Chestermere, Alberta

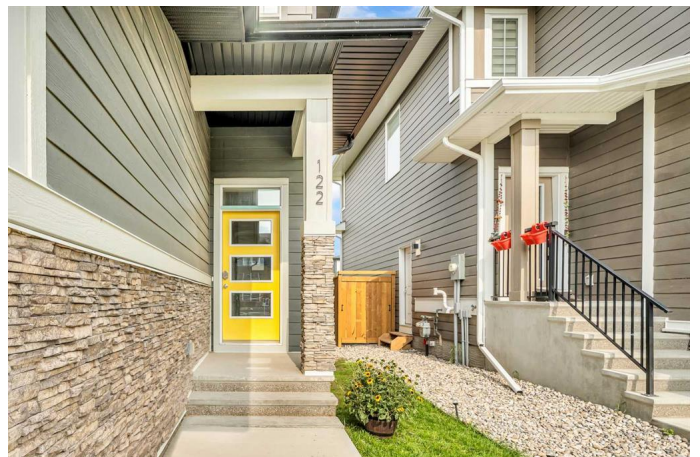
Discover this beautifully maintained 3-bedroom, 2.5-bathroom home that blends thoughtful design, quality upgrades, and an ideal location. Situated in a welcoming family-friendly neighbourhood, the property backs onto peaceful greenspace and a walking path.

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!

Built in 2023

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263783               |
| Price          | \$605,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,869                  |
| Acres          | 0.07                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 122 South Shore Court |
| Subdivision | South Shores          |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 2S2               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | ENERGY STAR Qualified Equipment, Forced Air                                                                                |
| Cooling           | Central Air, ENERGY STAR Qualified Equipment                                                                               |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                           |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Other                               |
| Lot Description   | Backs on to Park/Green Space, Level |
| Roof              | Asphalt Shingle                     |
| Construction      | Cement Fiber Board                  |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 19                 |
| Zoning         | R3                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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