



GRASSROOTS
REALTY GROUP

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**114 southshore Court
Chestermere, Alberta**

MLS # A2316894



\$620,000

Division:	South Shores		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,736 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard		

Heating:	High Efficiency	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	None
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Welcome to this upgraded former showhome in the highly desirable community of South Shore in Chestermere. Offering 1,735 sq ft above grade plus a professionally developed illegal basement suite, this home delivers flexibility, functionality, and modern style. The main level features 9 ft ceilings, luxury vinyl plank flooring, quartz countertops, stainless steel appliances, tall cabinetry, and a large central island designed for entertaining. The open concept layout flows seamlessly into a warm and inviting living room highlighted by a floor to ceiling tiled fireplace. Upstairs offers 3 spacious bedrooms, a versatile bonus room, upper floor laundry, and a well appointed primary retreat with walk-in closet and private ensuite. The fully developed illegal basement suite includes 1 bedroom, 1 bathroom, and a kitchen, providing excellent potential for extended family use or additional income. Additional upgrades include air conditioning, Gemstone permanent exterior lighting, a rear deck, side entry access, west facing backyard backing onto green space, custom window coverings, designer wallpaper accents, upgraded lighting fixtures, and premium hardware throughout. Every detail has been thoughtfully enhanced to elevate both style and functionality. Located minutes from Lake Chestermere, schools, walking paths, and East Hills Shopping Centre, this home offers both lifestyle and investment value.