

# \$678,000 - 102 South Shore Court, Chestermere

MLS® #A2221906

**\$678,000**

3 Bedroom, 3.00 Bathroom, 1,834 sqft  
Residential on 0.09 Acres

South Shores, Chestermere, Alberta

This is your opportunity to own a beautifully upgraded corner lot in the highly sought-after South Shore community. With breathtaking views of the mountains and surrounding farmland, this brand-new home is just steps from the lake and offers the perfect blend of luxury and location.

Spanning nearly 1,700 sq ft above grade, this 3-bedroom, 2.5-bath home features a thoughtful, family-friendly layout. The main floor showcases durable luxury vinyl plank flooring, a striking tile fireplace feature wall, and a modern kitchen equipped with soft-close cabinetry, upgraded glass tile backsplash, and premium appliances. Energy-efficient and complete with central A/C, this home is as functional as it is stylish.

Backing onto a peaceful green belt with direct access to nearby playgrounds and lake pathways, the outdoor space is as inviting as the interior.

Upstairs, a spacious bonus room offers the perfect space for movie nights or a kids' play area. The primary suite is a true retreat, featuring panoramic views, a spa-inspired ensuite with upgraded tile, mosaic accents, and a fully tiled walk-in shower. Two additional bedrooms offer ample natural light and picturesque prairie views. Convenient upper-level laundry completes the second floor.



This premium model includes designer lighting, upgraded tilework throughout (including the ensuite vanity, kitchen backsplash, and bathroom surrounds), and a full-size double attached garage. The unfinished basement offers plenty of room to grow or customize to your needs.

Just minutes from Chestermere Lake, local schools, shopping, and scenic pathways – this home isn't just a place to live, it's a lifestyle.

1,700 sq ft | 3 Beds + Bonus Room | 2.5 Baths  
| Double Attached Garage | Corner Lot | Green Belt Access

Built in 2022

**Essential Information**

MLS® #	A2221906
Price	\$678,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,834
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	102 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	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Built-In Oven
Heating	Natural Gas, ENERGY STAR Qualified Equipment
Cooling	ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Lawn, Corner Lot, Greenbelt, See Remarks
Roof	Asphalt
Construction	Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
Days on Market	61
Zoning	R3

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.