

# \$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	69
Zoning	R3

### Listing Details

Listing Office	Real Broker
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