

# \$699,000 - 102 South Shore Court, Chestermere

MLS® #A2221906

**\$699,000**

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          | \$699,000              |
| 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        | Built-In Oven, Central Air Conditioner, Dishwasher, Microwave, Refrigerator |
| Heating           | ENERGY STAR Qualified Equipment, Natural Gas                                |
| 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, Corner Lot, Greenbelt, Landscaped, Lawn, See Remarks |
| Roof              | Asphalt   |
| Construction      | Cement Fiber Board  |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | R3             |

### Listing Details

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

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