

102 South Shore Court
Chestermere, Alberta

MLS # A2221906

\$678,000

Division:	South Shores		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,834 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Greenbelt, Landscaped, Lawn, See Remarks		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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