

102 South Shore Court  
Chestermere, Alberta

MLS # A2221906



\$678,000

|             |                                              |            |    |
|-------------|----------------------------------------------|------------|----|
| 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 &mdash; 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