

# \$499,900 - 187 South Shore Court, Chestermere

MLS® #A2224943

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,588 sqft

Residential on 0.05 Acres

South Shores, Chestermere, Alberta

Welcome to 187 South Shore Court, a beautifully upgraded 3-bedroom, 2.5-bathroom townhome in Chestermere, built in 2024 and lived in for only approximately eight months.

This home shows like a brand new show home, offering outstanding quality, modern finishes, and rare no condo fee ownership. Just a short walk to Chestermere Lake, this property features a double detached garage, central air conditioning (installed June 3, 2025), and extensive upgrades throughout. The open-concept main floor is highlighted by a spacious end-unit kitchen, exclusive to select homes in the community, featuring quartz countertops, stainless steel appliances, a central island, and a natural gas line on the deck for your BBQ. The bright and airy living and dining spaces are complemented by stylish vinyl plank flooring and an upgraded metal spindle stair railing.

Upstairs, the home continues to impress with a large primary bedroom complete with a walk-in closet and a private 4-piece ensuite. Two additional bedrooms, a second full bathroom, and convenient upper level laundry round out the thoughtful layout. This is a no-pet, no-smoking home that has been meticulously cared for and maintained.

Enjoy brand new landscaping including fresh sod, a new deck, fenced yard, and paved walkway, perfect for relaxing or entertaining. Additional highlights include the builder's new home warranty, A/C, large unfinished basement, and a location in one of



Chestermere’s most desirable new communities. Combining comfort, functionality, and unbeatable value, this nearly new townhome is a rare opportunity not to be missed.

Built in 2024

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2224943      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,588         |
| Acres          | 0.05          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 187 South Shore Court |
| Subdivision | South Shores          |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 2Y5               |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Quartz Counters, Storage, Walk-In Closet(s), Chandelier |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,       |

|              |                                |
|--------------|--------------------------------|
|              | Window Coverings, Washer/Dryer |
| Heating      | Forced Air, Natural Gas        |
| Cooling      | Central Air                    |
| Has Basement | Yes                            |
| Basement     | Full, Unfinished               |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard   |
| Lot Description   | Back Lane, Private, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Wood Frame, Vinyl Siding                       |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 90             |
| Zoning         | R-4            |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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