# \$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

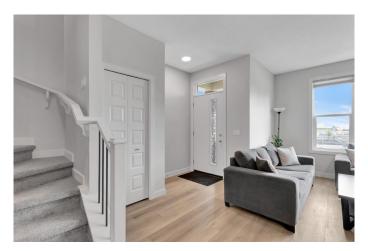
Welcome to 187 South Shore Court, a beautifully upgraded 3-bedroom, 2.5-bathroom townhome in Chestermere, built in 2024 and lived in for only approximately eight months. This home shows like a brand new show home, offering outstanding quality, modern finishes, and rare no condo fee ownership. Just a 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

Half Baths

## **Essential Information**

MLS® # A2224943 Price \$499,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Square Footage 1,588 Acres 0.05 Year Built 2024

Type Residential

Sub-Type Row/Townhouse

1

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, Chandelier, Quartz Counters, Storage, Walk-In Closet(s)

Appliances Refrigerator, Window Coverings, Dishwasher, Electric Stove, Microwave,

Range Hood, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard, BBQ gas line, Private Entrance

Lot Description Back Lane, Rectangular Lot, Back Yard, Private

Roof Asphalt Shingle

Construction Wood Frame, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed May 27th, 2025

Days on Market 112 Zoning R-4

# **Listing Details**

Listing Office 2% Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.