

# **\$525,000 - 187 South Shore Court, Chestermere**

MLS® #A2224943

**\$525,000**

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



Chestermereâ€™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	\$525,000
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, Chandelier, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

	Washer/Dryer, Window Coverings
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, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	68
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.