

147 South Shore Court  
Chestermere, Alberta

MLS # A2177317



## \$528,500

<b>Division:</b>	South Shores		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,523 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning NO CONDO FEE townhouse in South Shores, Chestermere! This brand new, never lived in, no-condo-fee home offers 1522 square feet of contemporary elegance with 3 bedrooms, 2.5 bathrooms, and a detached two-car garage in a prime, serene location (future walking path to the South of Chestermere Lake) This thoughtfully designed home boasts luxury features, including a 9' ceiling, quartz countertops, durable vinyl flooring, and a convenient upper-floor laundry. The spacious primary suite offers a 4-piece ensuite bathroom, complemented by two additional bedrooms. Ready for immediate move-in, the open floor plan connects the living room, dining area, and kitchen—ideal for entertaining and family gatherings. The kitchen shines with a large island, breakfast bar, quartz countertops, upgraded stainless steel appliances, and ample cabinet space. Step outside to enjoy a relaxing fully LANDSCAPED and FENCED backyard, perfect for outdoor activities, and rest easy with a new home warranty included. Located in the tranquil community of Chestermere, enjoy an easy commute to Calgary with access to various local amenities just a short drive away, including Grocery Stores, Restaurants, Daycare and the lake!