



GRASSROOTS
REALTY GROUP

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**106 Dawson Harbour Grove
Chestermere, Alberta**

MLS # A2234581



\$560,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Paved, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC(R-2C)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: none

OPEN HOUSE SUNDAY, OCT 12 FROM 2-4 PM*****Welcome to this stunning 3-bedroom, 2.5-bathroom, over 1400 sqft Truman-built home in Dawson Landing, offering the perfect blend of comfort, convenience, and style. Ideally located across from a charming green space with picnic tables and a safe zone for children to play, this home is the perfect family retreat. The main level offers a spacious open floor plan with a large kitchen featuring sleek stainless-steel appliances, elegant quartz countertops, and soft-close cabinets. A massive window overlooks the backyard, filling the kitchen with natural light and creating a warm, inviting atmosphere. The bright living room, complete with large windows, offers scenic views of the green space, providing a peaceful and serene setting for daily living. LVP/LVT flooring throughout. Upstairs, you'll find three thoughtfully designed bedrooms. The primary bedroom is featuring a private 3-piece ensuite bathroom, a generous walk-in closet, and plenty of natural light. A 4-piece bathroom serves the other two bedrooms. For added convenience, there's an upstairs laundry room to make daily chores a breeze. The full-size basement is awaiting your personal touch, offering endless possibilities for customization. This home also features a two-piece washroom on the main floor, a large back entry with sitting space, and a good-sized closet. The large backyard includes a deck with a BBQ gas line, perfect for family gatherings or relaxing summer evenings. A double detached garage adds extra convenience, and street parking is just a short walk away. With Chestermere Lake just a stone's throw away, you'll have access to beautiful lakeside living, ideal for weekends spent by the water enjoying recreational activities. Make this dream home yours and experience the perfect balance of modern living and natural beauty, all

just a short drive from Calgary!