

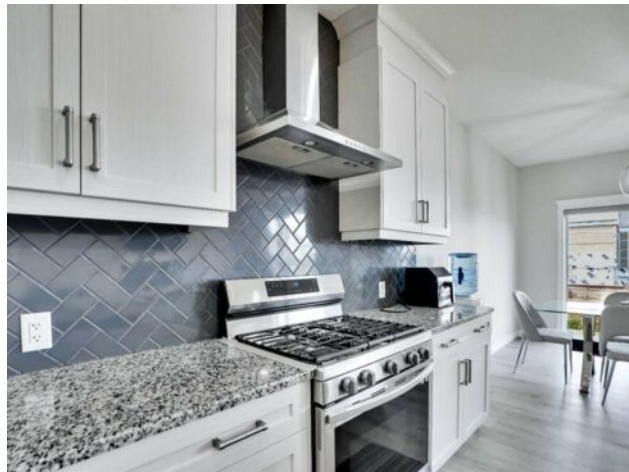


GRASSROOTS
REALTY GROUP

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**367 Dawson Harbour Court
Chestermere, Alberta**

MLS # A2243608



\$815,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,060 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: None

Welcome to 367 Dawson Harbour Court – a beautifully designed two-storey home tucked away on a quiet cul-de-sac in vibrant Dawson’s Landing, Chestermere. Boasting over 2,060 sq. ft. above grade, this home features an open and functional layout with a bright foyer, a main-floor Bedroom and full bathroom excellent for senior parents, and a spacious living area anchored by a cozy fireplace. The chef-inspired kitchen offers a large island, pantry, and seamless flow to the dining area, perfect for family gatherings and entertaining. Upstairs you’ll find a generous bonus room, convenient upper laundry, two well-sized bedrooms, and a luxurious primary suite with a walk-in closet and 5-piece ensuite. The basement provides additional square footage to finish to your liking. A double attached garage, south-facing front exposure, and family-friendly setting complete the package. Enjoy Chestermere’s growing amenities, schools, parks, 4 min drive to Chestermere’s Lake and quick access to Calgary – this home truly offers space, comfort, and convenience. The Legal basement is underway with framing in progress, giving you the exciting chance to customize the final layout and finishes to suit your family’s lifestyle. A must-see!