



GRASSROOTS
REALTY GROUP

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**106 Dawson Harbour Grove
Chestermere, Alberta**

MLS # A2274730



\$539,999

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,472 sq.ft.	Age:	2023 (3 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	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC(R-2C)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	none		

Welcome to this beautiful Truman-built home in Dawson Landing—a 3-bedroom, 2.5-bathroom gem offering 1,471.70 Sq Ft of comfortable, stylish living. Perfectly positioned across from a lovely green space with picnic tables and a safe play area for kids, this property is an ideal family haven. The main floor features an open-concept layout highlighted by a spacious kitchen with stainless-steel appliances, quartz countertops, pantry, and soft-close cabinetry. A large window overlooking the backyard floods the space with natural light, creating a warm, welcoming feel. The bright living room also showcases expansive windows with tranquil views of the green space, making it a wonderful spot to unwind. Durable LVP/LVT flooring runs throughout the main level. Upstairs, you'll find three well-planned bedrooms. The primary bedroom includes a private 3-piece ensuite, and roomy walk-in closet. A 4-piece bathroom serves the remaining two bedrooms, and the conveniently located upstairs laundry room simplifies everyday chores. The full-size basement is undeveloped and ready for your ideas, giving you the opportunity to customize the space to your needs. Additional main-level features include a two-piece bathroom, a spacious rear entry with seating, and a sizable closet. Outside, the generous backyard offers a deck with a BBQ gas line—great for summer evenings and family get-togethers. A double detached garage provides extra convenience, and additional street parking. Located only moments from Chestermere Lake, you'll enjoy easy access to lakeside recreation and beautiful natural surroundings, all while being just a quick drive from Calgary. Make this impressive home yours and enjoy the perfect blend of modern comfort and outdoor lifestyle. Close to parks, schools, and East Hills Shopping Centre, Costco, Walmart & numerous

restaurants.