



**375 Dawson Harbour Court
Chestermere, Alberta**

MLS # A2288137



\$704,900

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,109 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters		
Inclusions:	Installed Solar Penal		

[4-BEDROOMS| 3-FULL BATHROOMS| CENTRAL AIRCONDITIONER| MAIN FLOOR BED ROOM| FULLY UPGRADED KITCHEN| UPSTAIRS 3 BED ROOMS | UPPER LEVEL BONUS ROOM| BIG LAUNDRY ROOM | QUICK POSSESSION HOME | BASEMENT SEPARATE ENTRANCE| 9 SOLAR PANELS INSTALLED | FRONT ATTACHED GARAGE| HIGH CEILINGS |OPEN FLOOR PLAN | HIGHLY UPGRADED HOUSE | BUILT IN APPLIANCES | MAIN FLOOR FULL BATHROOM| OPEN HOUSE : SAT: 14 MARCH 2026 , 2.30 pm to 4.30 pm 375 Dawson Harbour Court, Chestermere, Welcome to this beautifully designed home located in the luxurious and modern community of Dawson Harbour. Offering exceptional space, privacy, and premium upgrades, this home is perfect for growing families. As you enter, you are greeted by a spacious main floor bedroom with elegant double doors and a large window, conveniently located beside a full bathroom with a bathtub, ideal for parents or guests even making this section of the home highly functional for multi-generational families. The main floor also features a huge pantry with potential for a future spice kitchen, a functional mudroom with closet space, and a stunning kitchen with ceiling-height cabinetry and quality appliances including a gas stove, built-in microwave, hood fan, refrigerator, washer, and dryer. Situated on a fully fenced rectangular lot, this home offers rare privacy with no houses in the front or back. Upstairs, the impressive primary bedroom features a double vanity, large soaking tub, separate standing shower, private toilet area, spacious walk-in closet, and a large window for abundant natural light. Two additional generously sized bedrooms, a full common bathroom, a bright laundry room with a window, and a huge bonus room complete the upper level. The front attached garage and

driveway allow for 4 vehicles to be parked at all times. On top of everything you will still have a peace of mind for having Alberta New Home Warranty for this property. Additional highlights include 9-ft ceilings, central air conditioning, 9 solar panels installed just six months ago with an approximate \$20,000 investment for energy efficiency, a newly installed fence, and a separate basement entrance with 9-ft ceilings, three large windows, and bathroom rough-in, offering excellent future development potential. This house is close to all the amenities like grocery stores, schools, medical offices, restaurants, registry etc. Conveniently located near shopping centres, schools, golf, and Chestermere Lake, with the FreshCo chain coming soon just behind the property, this home offers outstanding comfort, privacy, and everyday convenience in one of Chestermere's most desirable communities. Moreover, this property only a 20 mins drive to the Calgary Airport and has a great access to Stoney Trail and Deerfoot Trail. Don't miss this opportunity to make this home your dream house. Call your favourite realtor to book the showing as this beautiful house won't last longer owing at this gorgeous home today! Hurry and book a showing!