

\$580,000 - 106 Dawson Harbour Grove, Chestermere

MLS® #A2204273

\$580,000

3 Bedroom, 3.00 Bathroom, 1,472 sqft
Residential on 0.07 Acres

Dawson's Landing, Chestermere, Alberta

OPEN HOUSE SUNDAY, MAY 18 FROM 2:30-4:30pm****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, youâ€™ll find three thoughtfully designed bedrooms. The primary 3-piece suite is a true retreat, featuring a private ensuite bathroom, a generous walk-in closet, and plenty of natural light. A 4-piece bathroom serves the other two bedrooms. For added convenience, thereâ€™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!

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2204273 |
| Price | \$580,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,472 |
| Acres | 0.07 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 106 Dawson Harbour Grove |
| Subdivision | Dawson's Landing |
| City | Chestermere |
| County | Chestermere |
| Province | Alberta |
| Postal Code | T1X 2S4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Paved, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 46 |
| Zoning | DC(R-2C) |
| HOA Fees | 210 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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