# \$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

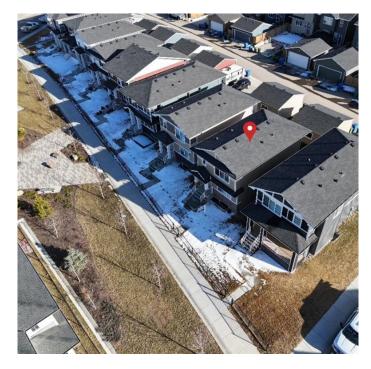
OPEN HOUSE SUNDAY, MAY 18 FROM 2:30-4:30pm\*\*\*\*Welcome to this stunning 3-bedroom, 2.5-bathroom, over 1400 sqft Truman-built home in Dawson Landing, offering the perfect blend of comfort, convenience, and style. Ideally located across from a charming green space with picnic tables and a safe zone 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, you'II 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, 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!

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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