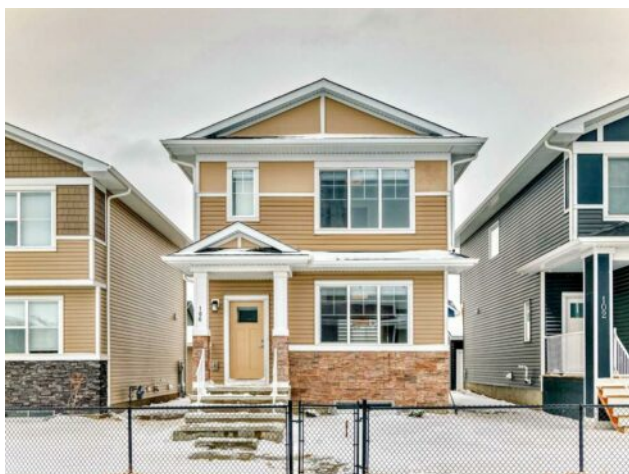


106 Dawson Harbour Grove Chestermere, Alberta

MLS # A2204273



\$599,900

Division: Dawson's Landing

Type: Residential/House

Style: 2 Storey

Size: 1,472 sq.ft. **Age:** 2023 (2 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

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC(R-2C)

Utilities: -

Inclusions: none

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'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, 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!