

## 335 Dawson Harbour Court Chestermere, Alberta

**MLS # A2210628**



# \$750,000

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,385 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Pie Shaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to your dream home in the heart of Dawson's Landing! A vibrant lakeside community just 22 minutes from downtown Calgary. Situated on a pie shaped, corner lot backing onto green space, this home offers privacy and views that make it truly special. Chestermere Lake is just minutes away, offering activities like swimming, fishing, and skating. Families will appreciate the nearby schools, with two future school sites planned within the neighborhood, as well as easy access to shopping, dining, and recreational facilities. Step inside to a thoughtfully designed open concept layout featuring an upgraded executive kitchen complete with a gas stove, sleek finishes, and a walk through mudroom and pantry that connects directly to the oversized double garage. The kitchen flows into the dining and living areas, creating the perfect space for entertaining and hosting. Large patio doors lead to a custom deck overlooking a fully landscaped and fenced backyard, your private oasis. A convenient half bath completes the main floor. Upstairs, the vaulted ceiling bonus room is ideal for family game nights, or cozy movie evenings! The primary suite is a true retreat with its vaulted ceilings, spa like ensuite with heated flooring, an oversized glass shower, and a luxurious free standing tub. Two additional bedrooms, a full bathroom, and a laundry room provide ample space and practicality for the whole family. This home is packed with upgrades to enhance your lifestyle, including air conditioning for year round comfort, a hardwired security system with three cameras, and an oversized double garage(24x24) that provides plenty of storage space. The unfinished basement awaits your creative touch! With its luxurious features, great location, and vibrant community, this home is sure to steal your heart quickly. Don't wait to make this home yours.