



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**447 Dawson Terrace  
Chestermere, Alberta**

**MLS # A2305441**



**\$779,900**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,100 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** na

TRUMAN presents this thoughtfully designed home in Dawson's Landing, currently under construction and backing onto the community's protected natural wetland. With serene views, added privacy, and a strong connection to nature, this residence reflects TRUMAN's commitment to quality craftsmanship, contemporary design, and functional living. The open-concept main floor is planned to offer bright, comfortable living and effortless entertaining. The chef-inspired kitchen will feature full-height cabinetry, soft-close doors and drawers, quartz countertops, a premium appliance package, and a spacious walk-in pantry. Expansive rear-facing windows are designed to capture peaceful wetland views while filling the living and dining areas with natural light. Upstairs, the primary bedroom is designed as a private retreat overlooking the wetlands, complete with a spa-inspired ensuite including a tiled shower, a standalone soaker tub, and a generous walk-in closet. Two additional bedrooms, a full bathroom, upper-level laundry, and a central bonus room provide well-balanced space for modern family living. An attached triple car garage offers ample room for vehicles and storage. Located in the thoughtfully planned community of Dawson's Landing, residents enjoy preserved wetlands, scenic walking paths, playgrounds, and convenient access to Chestermere's schools, shopping, and lake lifestyle—all just minutes from Calgary. This under-construction home represents an exceptional opportunity to own a TRUMAN-built residence in one of Chestermere's most sought-after communities. Stay tuned for a new photo gallery.