



GRASSROOTS
REALTY GROUP

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**211 Dawson Harbour Court
Chestermere, Alberta**

MLS # A2316934



\$949,900

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,692 sq.ft.	Age:	2023 (3 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, No Back Lane, Pie Shape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

LEGAL BASEMENT SUITE | MAIN FLOOR BEDROOM + FULL BATHROOM | BUILT-IN APPLIANCES | SPICE KITCHEN | 7 BEDROOMS | 4 FULL BATHROOMS | PIE SHAPED LOT | FULLY FENCED BACKYARD | DOUBLE ATTACHED GARAGE | Welcome to your stunning dream home built by STERLING HOMES nestled in the highly sought-after community of Dawson's Landing, offers unparalleled convenience and comfort. Boasting a prime location and loaded with upgrades this home emanates what matters most as it's designed for ultimate entertaining to intrigue all the senses offers rooms of privacy and relaxation, exudes luxury and meticulous attention to detail and impeccable good taste throughout. Upon entrance this house with combination of luxury vinyl plank welcomes you with a spacious foyer and an inviting open floor plan with plenty of natural sunlight throughout the home. Main floor features a BEDROOM that can be used as a flex room or office room, perfect for anyone who works from home and a convenience of FULL BATHROOM, a spacious living room with a centered fireplace ready to warm those cool winter evenings flows into a captivating open plan CHEF'S DREAM KITCHEN boasting a beautiful cabinet selection, built-in appliances, and pot lights that add a touch of sophistication and a nook area making meal preparation and entertaining an absolute breeze, not to forget an added luxury of a SPICE KITCHEN, adjoining dining area with an adjacent door leading to the fully fenced backyard on a PIE SHAPED LOT featuring a large deck with GAS BBQ line is the perfect haven for family time, barbecues and relaxation for year-round entertainment. The upper floor encompasses an incredible master bedroom and a luxurious 5PCE ENSUITE AND A HUGE WALK-IN CLOSET, three more good sized bedrooms with a full family

bathroom, convenient laundry room and a huge family room with big vaulted windows complete upper level. Lower level is a LEGAL SUITE accessible through separate side entrance offers two spacious bedrooms, full bathroom, separate laundry facilities, living room and a kitchen. Top it all off, there's a DOUBLE ATTACHED GARAGE to fulfil your parking needs. There is a lot more to mention as this fully loaded beautiful home is your threshold to the ultimate lifestyle with a practical layout fulfill all your wants and dreams with a close proximity to all the amenities. Embrace the opportunity to make this exceptional home yours and enjoy the unparalleled beauty and recreation that comes with living in this spectacular community. To truly do this home Justice, kindly arrange your private viewing today! You will be glad you did!