



**40 Dawson Harbour Villas
Chestermere, Alberta**

MLS # A2320637



\$700,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,722 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Garage Door Opener, T.V Wall Mount In Living Room T.V Wall Mount In Primary Bedroom, Closet Organizers, Speakers On Rear Deck

Welcome to 40 Dawson Harbour Villas, an entertainer's paradise in the highly sought-after community of Dawson Landing in Chestermere. This truly one-of-a-kind property offers the perfect blend of comfort, style, and functionality. Situated on a large lot, this stunning 3-bedroom, 2.5-bathroom home welcomes you with a bright, open-concept design that seamlessly connects the living room, dining area, and impressive kitchen with newly upgraded laminate flooring. The chef-inspired kitchen features quartz countertops, stainless steel appliances, and a gas range, making it ideal for both everyday living and entertaining. The main floor is thoughtfully designed with a spacious dining area, a convenient 2-piece bathroom, and built-in speakers that enhance the home's entertaining appeal. Upstairs, you'll find a luxurious primary retreat complete with a custom California Closets walk-in closet and a 5-piece ensuite. The home is outfitted with California Closets, offering premium organization and maximizing storage in both stylish and functional ways. Two additional bedrooms, a 4-piece bathroom, and a versatile bonus room provide plenty of space for family and guests. Step outside and prepare to be impressed by the incredible backyard oasis. Designed for outdoor living, it features an expansive two-tier composite deck spanning over 420 square feet, wraparound artificial turf for low-maintenance enjoyment, and a gas line for your BBQ. Completing this exceptional property is an oversized 28' x 24' heated, fully finished detached garage with 12 foot high walls, offering outstanding space, comfort, and functionality year-round. This property is within walking distance to several amenities including grocery stores, pet store, restaurants, gas station, spa, school and more. This remarkable home is truly a rare find and must be seen to be appreciated.