



**119 Dawson Harbour Court  
Chestermere, Alberta**

**MLS # A2325392**



**\$989,900**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,957 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, On Street, Oversized, T		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Stand up freezer in pantry

Welcome to this beautifully customized home Dawson's Landing, where luxury, functionality, and design come together. Tucked away on a quiet cul-de-sac and backing directly onto a green space with no rear neighbours, this impressive property offers more than 4,100 sq. ft. of living space. Designed w/ both everyday living & entertaining in mind, this 4+1 bedroom home is filled with premium upgrades that elevate it well beyond builder standard. The professionally designed, zero-maintenance landscaping creates incredible curb appeal while eliminating yard work (be sure to ask about the underground irrigation design), & additional storage has been creatively built beneath the deck. Inside, the bright open concept main floor is highlighted by soaring ceilings, a spacious living room w/ a gas fireplace, & oversized windows that flood the home with natural light. Custom built-in bench seating offers hidden storage, while even the stair landing has been cleverly designed with additional concealed storage. The chef's kitchen is both stylish & functional, featuring quartz countertops, a gas cooktop, built-in double wall ovens, a built in microwave, an oversized island with plenty of seating, & additional pot lights that enhance the entire space. The walk-through pantry has been expanded for extra storage and includes additional electrical outlets for maximum convenience & fits a full size freezer. A private main floor office provides the perfect work from home space, while an upgrade of wider hallways throughout the home create an open, upscale feel. Upstairs, you'll find 4 spacious bedrooms, a oversized bonus room, a convenient laundry room, and a luxurious primary space complete w/ a large walk-in closet and a spa inspired 5 piece ensuite featuring dual vanities, a walk-in shower, multiple Windows overlooking the greenspace & bringing in the natural west facing sun along with an

oversize soaker tub. The fully developed basement continues to impress with a 5th bdrm, a full bathroom, an expansive games and recreation area, extensive storage space, and a rough-in already in place for a future wet bar. Step outside to enjoy the beautifully designed xeriscape backyard, complete w/ a custom patio, a tranquil water feature, and a balcony equipped with a natural gas BBQ line perfect for relaxing or entertaining. Additional highlights include central air conditioning, custom closet organizers, and creative integrated storage solutions throughout the home. The oversized triple attached garage has been extended to provide exceptional space for vehicles, storage, or hobbies, while the extra wide driveway mirrors the garage width, offering outstanding parking for family and guests alike. Located just minutes from schools, parks, playgrounds, walking and biking pathways, golf courses, shopping, and all the amenities Chestermere has to offer, this is a rare opportunity to own a truly upgraded home in one of AB premier lake community.