



**GRASSROOTS**  
REALTY GROUP

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**123 Dawson Harbour Court  
Chestermere, Alberta**

**MLS # A2338440**



**\$999,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Dawson's Landing       |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,705 sq.ft.           | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 4                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.19 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                                 |                   |    |
|--------------------|-------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile                            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed                                           | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home |                   |    |

**Inclusions:** none

A HOME WITH ROOM TO LIVE, GROW & LOOK AHEAD. Welcome to this beautifully designed 2023-built NuVista home, tucked away on a quiet cul-de-sac in the established community of Dawson Landing. Set on an exceptionally large pie-shaped lot, this property offers something increasingly hard to find &mdash; space, privacy, and the convenience of a home designed for modern family living. From the moment you arrive, the impressive triple-car front-attached garage sets the tone. Inside, approximately 2,700 sq. ft. of thoughtfully designed living space showcases a contemporary finish package, spacious open-concept living areas, and the kind of layout that adapts beautifully to everyday life, entertaining, and growing families. The main living space is designed to bring everyone together, with a bright, inviting atmosphere and modern finishes throughout. The kitchen is both stylish and practical, with appliances included and plenty of room to prepare meals while staying connected to the heart of the home. A separate entrance adds valuable flexibility for future development or additional living possibilities, while the oversized pie-shaped backyard gives you the freedom to create the outdoor space you've always wanted &mdash; whether that's a play area, garden, entertaining space, or simply room to enjoy the outdoors. And then there's the location. The home backs onto the future recreation centre and high school site, offering an exciting outlook toward amenities that are planned to become an important part of the surrounding community. Combined with the peaceful cul-de-sac setting and established neighbourhood, it creates a rare balance of tranquility today and convenience for tomorrow. Built by NuVista in 2023, this is more than a beautiful newer home &mdash; it's an opportunity to secure space, flexibility, and a location positioned for the future. Come experience

what makes this Dawson Landing property truly special.