



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**123 Dawson Dock Cove
Chestermere, Alberta**

MLS # A2339826



\$899,900

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,561 sq.ft.	Age:	2026 (0 yrs old)
Beds:	7	Baths:	5
Garage:	Driveway, Front Drive, Insulated, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, No Back Lane, No Neighbours Behind,		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	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, Pantry, Quartz Counters, Separate Entrance, Wet Bar		

Inclusions: Exhaust Hoods, Gas Top, Built in Stove, Air Conditioner, Garage Door Remote

Welcome to this stunning newer home offering over 3,500 sq. ft. of total living space, thoughtfully designed for comfort, style, and functionality. Offering 7 bedrooms total, with a main-floor bedroom and 4 bedrooms on the upper floor, plus an additional 2 bedrooms in the legal basement suite, which features a full kitchen and generates income in the \$2,000+ range. The chef-inspired main-floor kitchen features a gas cooktop, built-in oven, and microwave. Nestled to the side is a spice kitchen with a gas range and ample storage. Outside, you have an 8,200 sq. ft. pie-shaped lot ready for your landscaping dreams. An impressive feature is the triple-insulated garage with high ceilings, ready for your car lift or workshop. Beautifully built in 2025, this home offers the benefits of a newer build with modern finishes and design. The legal basement suite provides excellent income potential, making this home ideal for a large family, multi-generational living, or buyers looking for an investment property. With its generous living space, modern kitchens, spacious bedrooms, exceptional parking, and income-producing legal suite, this home offers the perfect combination of luxury, functionality, and investment potential. A must-see home that truly has it all!