



GRASSROOTS
REALTY GROUP

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**119 Dawson Harbour Court
Chestermere, Alberta**

MLS # A2343900



\$949,900

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

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

You know that house everyone slows down to look at? This might be that house. This customized 4+1 bdrm home in Dawson's Landing has more than 4,100 sq. ft. of developed living space, an oversized triple garage and a quiet cul de sac location backing directly onto green space with no rear neighbours. But the square footage is not the story. The story is that someone actually thought about how people live. There is storage hidden inside the built-in bench seating. More storage concealed in the stair landing. Wider hallways. An expanded walkthrough pantry with extra cabinetry, electrical outlets and room for a full size freezer. Even the garage got the memo. It is an oversized triple, extended for vehicles, storage or hobby space, with an extra wide driveway to match. And then there is the kitchen. Quartz countertops. Gas cooktop. Double wall ovens. Built-in microwave. Oversized island. Extra pot lighting. It is the kind of kitchen where everyone ends up standing around the island, no matter how much other space you give them. Upstairs, 4 bdrms join an oversized bonus room and separate laundry. The primary suite looks west over the green space and features a large walk-in closet and 5 piece ensuite with dual vanities, walk-in shower and oversized soaker tub. Downstairs? The house keeps going. A 5th bdrm, full bathroom, large games and recreation area, extensive storage and a rough-in for a future wet bar. Then step outside. No rear neighbours. Green space behind you. A xeriscape backyard with custom patio, water feature and upper balcony with a natural gas BBQ line. Professional zero maintenance landscaping surrounds the home, with underground irrigation and even more storage beneath the deck. Central AC and custom closet organizers round out a home where seemingly every square foot has a job. Schools, parks,

playgrounds, walking and biking pathways, golf, shopping and Chestermere amenities are nearby. A 4+1 bedroom home in Dawson's Landing with 4,100+ developed sq. ft. is impressive. One that combines this much space, storage, parking and green space privacy? That is where things get interesting. Because sometimes the best luxury is not something flashy. It is realizing there is finally a place for everything.