

126 Dawson Harbour Grove  
Chestermere, Alberta

MLS # A2169010



**\$629,900**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, In Garage Electric Vehicle Charging Station(s), Priv		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	DC (R-2C)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	tv wall mount		

Great opportunity in this 4 bed, 3.5 bath detached home in the highly desirable, nature-focused community of Dawson's Landing. Fully finished with over 2000 sq ft of developed space. Ideal location for families; Cottage-style Housing built by Truman Homes; Fronts to a green space with benches and picnic tables; No street in front and double detached garage in the back! Easy direct access to downtown Calgary on Max Purple bus. Interior is in like new condition with lots of upgrades including 9 ft ceiling on the main and basement floors, luxury vinyl plank flooring, quartz counters through the kitchen and bathrooms, and quality blinds throughout! The spacious living room is just off the front foyer and a bright dining area has lots of space for a big table. Beautiful kitchen offers full height warm grey cabinetry, deep drawers, stainless appliances including an upgraded fridge with water/ice, a large peninsula with extended stool bar and pendant lighting, under cabinet lighting, and a pantry. Separate back entrance with a private 2-pce bathroom. Upstairs, a tray ceiling in the primary suite, big walk-in closet, and a 3-pce ensuite with an extended vanity, large shower & rain shower head. Two additional bedrooms and a 4-pce bathroom with a tub/shower combo. Convenient upper laundry! The fully finished basement offers an expansive rec room with a wet bar, a large 4th bedroom, and an upgraded 3-pce bathroom that has a large shower with 10mm glass and dual shower heads. Oversized 76 Gal Hot water Tank; Central Vac rough-in; 150 Amp Electrical Panel; Rough-in for Radon system. The South-facing back yard is landscaped, has a deck, a gas line for bbq, and gravel along both sides of home and garage. Awesome 20 ft x 20 ft double detached garage with a 50 Amp plug for an electric vehicle!