

**107 Dawson Harbour Court  
Chestermere, Alberta**

**MLS # A2309928**



**\$825,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,236 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Driveway, Garage Faces Front, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Central	<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>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Stepping into luxury living in the highly sought-after COMMUNITY OF DAWSON'S LANDING. Nestled on a quiet, low-traffic street, this stunning 5-bedroom dream home perfectly blends elegance, comfort, and functionality for modern family living. From the moment you arrive, the oversized triple garage and expansive concrete driveway make a lasting impression, offering abundant parking and storage space. Inside, soaring 9-foot ceilings throughout the home create an airy, bright atmosphere filled with natural light and sophistication. The heart of the home is the spectacular fully upgraded gourmet kitchen, designed to impress. Featuring sleek quartz countertops, a massive waterfall island, ceiling-height snow-white cabinetry, and premium stainless steel appliances &mdash; including a built-in oven, gas cooktop, range hood, and oversized refrigerator &mdash; this kitchen is both breathtaking and highly functional. The open-concept main floor seamlessly connects the kitchen, dining, and living areas, creating the perfect space for entertaining and everyday living. The oversized living room is highlighted by a stunning feature wall and a cozy electric fireplace that adds warmth and style. A spacious main floor offers a den, ideal as a home office or guest bedroom and a full 3-piece bathroom. Upstairs, luxury reaches new heights with the rare and highly coveted feature of a lavish primary suites, offering a private 5 piece ensuite designed for comfort, elegance, and complete privacy. The additional bedrooms are impressively spacious, filled with natural light from oversized windows, and thoughtfully crafted to provide peaceful retreat. The unfinished basement unlocks endless possibilities, featuring a separate side entrance, legal-sized windows perfectly positioned for a future legal suite, mortgage helper, multi-generational living space, or a customised entertainment area tailored

to your lifestyle. No detail has been overlooked in this meticulously upgraded home. From the premium stone finishes and custom cabinetry to the built-in appliances and refined designer touches throughout, every space reflects sophistication and quality craftsmanship. Boasting an extended triple garage, soaring ceilings on every level, dual primary suites, a versatile main-floor den, a chef-inspired gourmet kitchen, and exceptional basement development potential, this remarkable home delivers the ultimate blend of luxury, functionality, and lasting value for modern family living.