

# \$745,000 - 383 Dawson Harbour Court, Chestermere

MLS® #A2241950

**\$745,000**

3 Bedroom, 3.00 Bathroom, 2,094 sqft

Residential on 0.10 Acres

Dawson's Landing, Chestermere, Alberta

DETACHED HOME IN DAWSON'S LANDING!! OVER 2000+ SQFT OF LIVING SPACE!! 3 BED 2.5 BATH!! HUGE BACKYARD!! BONUS ROOM UPSTAIRS!! DOUBLE ATTACHED GARAGE!! FLEX ROOM ON MAIN (USE AS OFFICE OR BEDROOM)!! BUTLER'S PANTRY!! This well-laid-out home is perfect for growing families! The main floor features a FLEX ROOM that can double as a HOME OFFICE or GUEST ROOM, a cozy LIVING ROOM with FIREPLACE, a spacious DINING AREA with access to the MASSIVE BACKYARD—ideal for summer BBQs—and a stylish KITCHEN with ISLAND, BUTLER'S PANTRY, and sleek cabinetry. A 2PC BATH rounds out the main level. Upstairs, enjoy a LARGE BONUS ROOM, 3 BEDROOMS, and 2 FULL BATHS. The PRIMARY BEDROOM comes with a 5PC ENSUITE and WALK-IN CLOSET, while the other two bedrooms share a 4PC BATH. LAUNDRY is conveniently located upstairs as well! Situated in the thriving community of Dawson's Landing—just 25 MINUTES TO DOWNTOWN CALGARY and 10 MIN TO STONEY TRAIL. Close to Rainbow Falls schools, shops, restaurants, 5 MINS TO LAKESIDE GOLF CLUB, and easy access to HIGHWAY 1 and YYC AIRPORT. Don't miss this opportunity to live in comfort and convenience! With space, style, and unbeatable location—this home is a rare find in a growing community. Make your move today!



Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241950    |
| Price          | \$745,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,094       |
| Acres          | 0.10        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 383 Dawson Harbour Court |
| Subdivision | Dawson's Landing         |
| City        | Chestermere              |
| County      | Chestermere              |
| Province    | Alberta                  |
| Postal Code | T1X 1Z8                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                |
| Cooling           | Central Air                                                            |
| Fireplace         | Yes                                                                    |
| # of Fireplaces   | 1                                                                      |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas              |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Yard, See Remarks          |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 15              |
| Zoning         | R1              |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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