

## 852 Dawson Point Chestermere, Alberta

MLS # A2297948



# \$1,249,999

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,263 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Additional Parking, Concrete Driveway, Front Drive, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, No Back Lane, No Neighbours B		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, 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, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in		

**Inclusions:** Chandeliers

Welcome to this extraordinary fully custom-built luxury residence offering over 3263 sq ft of impeccably designed living space, perfectly situated in a quiet cul-de-sac and backing onto serene green space with no rear neighbours—delivering the ultimate in privacy and exclusivity. The grand open-to-above entrance, highlighted by a huge golden chandelier, along with a second stunning chandelier over the staircase, creates a breathtaking first impression. Combined with 10-ft ceilings on the main floor and 9-ft ceilings upstairs and in the basement, the home feels bright and expansive throughout. A triple attached garage adds both convenience and impressive curb appeal. The chef-inspired kitchen is the heart of the home, featuring a massive island, dual-tone ceiling-height cabinetry, upgraded appliances, extra-wide Refrigerator, a striking custom Chimney Hood Fan, a built in Microwave and Wall Oven. A fully equipped spice kitchen with Gas range and second Fridge ensures effortless entertaining and everyday functionality. The main floor includes a full bedroom and full washroom—perfect for guests or multi-generational living—along with a stunning 100-inch electric fireplace in the family room, adding warmth and a true touch of luxury. Upstairs offers two luxurious primary bedrooms. The main primary retreat is a true sanctuary, showcasing a designer feature wall and a stylish barn door leading to the spa-like ensuite. The ensuite features a custom standing shower adorned with elegant gold fixtures, delivering a refined, high-end experience. The additional two bedrooms upstairs are served by their own dedicated full washroom, ensuring comfort and privacy for every member of the household. A spacious upper-level bonus room overlooks the foyer below, offering a versatile and elegant space for relaxation, entertainment, or quiet retreat. The upper

level also boasts a spacious laundry room finished with stunning Italian-style tiles, ceiling-height cabinetry with closets, and an elegant quartz countertop—making even everyday tasks feel like a luxury experience. In total, this home features 5 bedrooms and 4 full washrooms, thoughtfully designed for comfort and functionality. Every bedroom is enhanced with premium California Closets, offering sleek, customized storage solutions that elevate both style and organization throughout the home. Step out to your private deck with open green space views—perfect for relaxing or entertaining. This is more than a home— it's statement of Luxury, Design and Lifestyle. Book your private showing today and experience it firsthand before it's gone!!