

**159 Dawson Harbour Hill
Chestermere, Alberta**

MLS # A2201643



\$649,900

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,855 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot		

Heating: Central, High Efficiency, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade

LLD: -

Exterior: Post & Beam, Vinyl Siding, Wood Frame

Zoning: RC-1

Foundation: Poured Concrete

Utilities: -

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance

Inclusions: -

Welcome to this beautifully upgraded 2-storey home in the sought-after community of Dawson Landing, Chestermere! Situated on a conventional lot, this spacious home offers 4 bedrooms, 3 full bathrooms, and a versatile bonus room—perfect for growing families. Step inside to an open-concept main floor featuring an upgraded kitchen with stainless steel appliances, modern cabinetry, and a stylish backsplash. The bright and airy living space flows seamlessly, creating the perfect setting for entertaining or relaxing. A main-floor bedroom and a full bathroom adds convenience for guests or multi-generational living. Upstairs, you'll find a generous primary suite with an ensuite bathroom, along with two additional bedrooms and a large bonus room—ideal for a home office or play area. Upstairs laundry room is advantage to have laundry on weekdays or weekend. The separate entrance to the basement offers fantastic potential for future development or rental income. Plus, the home includes a concrete parking pad, ready for your vehicles or future garage build. Located in a prime Chestermere location, this home is close to parks, schools, shopping, and all essential amenities. Don't miss out on this incredible opportunity—schedule your showing today!