

# \$730,000 - 235 Dawson Harbour Court, Chestermere

MLS® #A2186630

**\$730,000**

3 Bedroom, 3.00 Bathroom, 2,124 sqft  
Residential on 0.12 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to the Meritt III; presented by Broadview Homes. This home has 2124 sq. ft. of living space with 3 Bedrooms, 2.5 Bathrooms, and a smartly placed flex room on the Main Floor. The spacious Kitchen features plenty of cabinet space, soft-close doors and drawers, and stainless steel appliances. The walkthrough pantry connects the kitchen to the mudroom and interior garage door for easy grocery drop off! The kitchen opens to a large Great Room and Dining Nook. This home has incredible flexibility for your family's needs; the Flex Room on Main Floor is a great space for a home office or overnight guests. Upstairs you will find a spacious Laundry Room, Bonus Room for family time, large Primary Retreat and 2 additional Bedrooms along with your main bathroom. The primary 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower and private washing closet. The laundry room is a great size allowing for shelving and easy organization. Downstairs, the basement has 9' ceilings and is ready to grow with your family's needs. Hurry and book a showing at your brand new Broadview Home today.



Built in 2024

## Essential Information

MLS® #                   A2186630

Price                     \$730,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,124
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	235 Dawson Harbour Court
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1Z6

### **Amenities**

Amenities	Other
Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Faces Front, On Street
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Stove(s), Built-In Refrigerator, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Lighting, Rain Gutters
Lot Description	Rectangular Lot, Back Yard, Interior Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	81
Zoning	R-1
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Crown
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.