

# \$639,900 - 159 Dawson Harbour Hill, Chestermere

MLS® #A2201643

**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,855 sqft  
Residential on 0.08 Acres

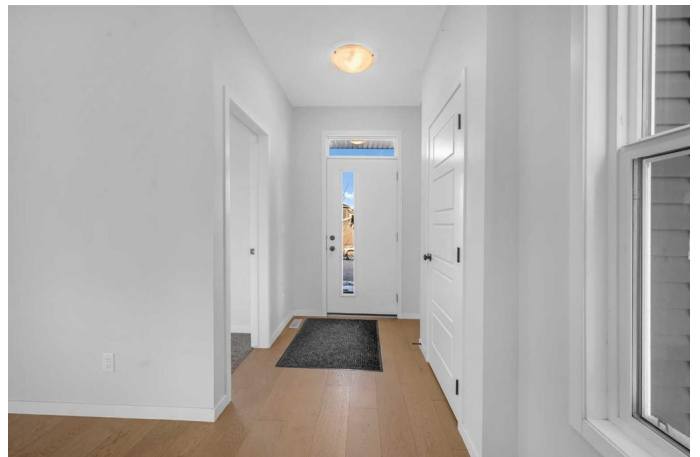
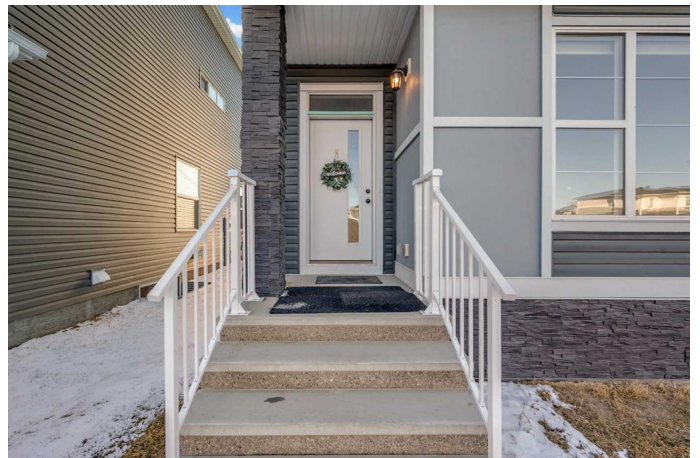
Dawson's Landing, Chestermere, Alberta

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!

Built in 2023

## Essential Information



MLS® #	A2201643
Price	\$639,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,855
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	159 Dawson Harbour Hill
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2A1

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Bathroom Rough-in, Low Flow Plumbing Fixtures, Separate Entrance
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater, Humidifier
Heating	Forced Air, Natural Gas, Central, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Private, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Post & Beam
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	31
Zoning	RC-1

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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