

# \$614,900 - 159 Dawson Harbour Hill, Chestermere

MLS® #A2230758

**\$614,900**

4 Bedroom, 3.00 Bathroom, 1,834 sqft

Residential on 0.09 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to this beautifully designed Trico-built home featuring a bedroom, a full bathroom at the main floor, Side entrance to the basement, a concrete pad at the backyard, located in the vibrant and growing Dawson community of Chestermere. Offering over 1,830 square feet of well-planned living space, this home blends functionality and style in a family-friendly layout. The main floor features a welcoming foyer, a spacious living area filled with natural light, a dedicated dining space, and a modern kitchen complete with a pantry and adjacent mudroom for added convenience. A bedroom and a full 3-piece bathroom on the main floor provide flexible living options, ideal for guests or multi-generational families. Upstairs, you'll find a cozy BONUS room perfect for relaxing or entertaining, along with three bedrooms including a well-appointed primary suite that features a walk-in closet and a private 4-piece ensuite. A second 4-piece bathroom, dedicated laundry room, and ample storage complete the upper level. Basement is unfinished and comes with a side entrance for your future development. Enjoy outdoor living in the large backyard that comes with a concrete pad—ready for your future garage or summer gatherings. This is a great opportunity to own a quality-built home close to parks, schools, and all the amenities Chestermere has to offer.

Built in 2023



## Essential Information

MLS® #	A2230758
Price	\$614,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,834
Acres	0.09
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

Amenities	Playground
Parking Spaces	4
Parking	Off Street, Parking Pad

## Interior

Interior Features	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Up To Grade

## Exterior

Exterior Features	None
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Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	28
Zoning	RC-1
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	PREP Realty
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