

# \$619,900 - 190 Dawson Harbour Rise, Chestermere

MLS® #A2232671

**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,817 sqft  
Residential on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

1817.25 Sq. Ft. | 32 Ft. Wide Conventional Lot  
| Extra Wide Entry | Oversized Covered Front  
Porch | Bright & Open Main Floor | L-Shaped  
Fully Upgraded Rear Kitchen | Upstairs Bonus  
Room | Basement Separate Entrance |  
Concrete Parking Pad | Concrete Sidewalk |  
Lots of Front Parking and much more.

Welcome to 190 Dawson Harbour Rise, a stunning property waiting to be your next home in quiet and peaceful Chestermere. You will notice that this home is WIDER THAN OTHER SIMILAR PROPERTIES ON THE STREET, the current homeowners paid extra to upgrade for an extra wide entry and an OVERSIZED FRONT PORCH. This provides a much-needed covered space to enjoy your summer days. The main level offers an open concept layout with BRIGHT LIVING, DINING AND KITCHEN AREA. You will notice the PRESENCE OF EXTRA WINDOWS on this level towards the front, both sides and rear, inviting tons of natural light. The L-SHAPED KITCHEN IS TUCKED IN ONE CORNER towards the rear of the main floor, thereby providing a FUNCTIONAL AND PRIVATE LAYOUT while you are cooking. Featuring DUAL TONE CABINETRY, an OVERSIZED ISLAND, upgraded HERRINGBONE STYLE BACKSPLASH and WALK-IN PANTRY, this kitchen offers everything you need. This level also features a rear mudroom. Upstairs you will get 3 bedrooms, 2 full bathrooms, a central bonus room and a convenient laundry. The FLOORING OF THE BONUS ROOM is



UPGRADED TO HARDWOOD. All 3 bedrooms are decent sized and feature OVERSIZED WINDOWS. Both bathrooms come with undermount sinks and the common bathroom is upgraded with a STANDING SHOWER. Basement offers you a further development opportunity as it comes included with a separate side entrance, 2 windows and mechanical tucked in the corner. Exterior work is already done for you, CONCRETE SIDEWALK AND REARWALK, CONCRETE PARKING PAD WITH CURBWALL and not to miss landscaped front & backyard. This property has NO DIRECT FACING FRONT NEIGHBOR, thereby offering LOTS OF FRONT PARKING SPACE. Nearby you have Rainbow Creek Elementary & Chestermere Lake Middle School, an existing retail plaza that has Daycare, Gas Station, No Frills etc. There is also an upcoming retail plaza at the walking distance, East Hills shopping center is just a few minutes drive and with quick access to 17 Ave you are conveniently connected. Enjoy the peaceful living in serene Chestermere. Check the 3D tour and book your showing today.

Built in 2023

**Essential Information**

MLS® #	A2232671
Price	\$619,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,817
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	190 Dawson Harbour Rise
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1Z6

### Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Parking Pad, Additional Parking, Alley Access, On Street, Oversized, Rear Drive

### Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry

### Exterior

Exterior Features	Other, Playground, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, See Remarks, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

### Additional Information

Date Listed	June 20th, 2025
Days on Market	22
Zoning	R-1P

HOA Fees 210  
HOA Fees Freq. ANN

**Listing Details**

Listing Office RE/MAX iRealty Innovations

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