

# \$629,900 - 159 Dawson Harbour Hill, Chestermere

MLS® #A2230758

**\$629,900**

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          | \$629,900   |
| 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 |
|-------------------|------|

|                 |                                       |
|-----------------|---------------------------------------|
| 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 | 2               |
| Zoning         | RC-1            |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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