

# \$745,000 - 169 Dawson Harbour Heights, Chestermere

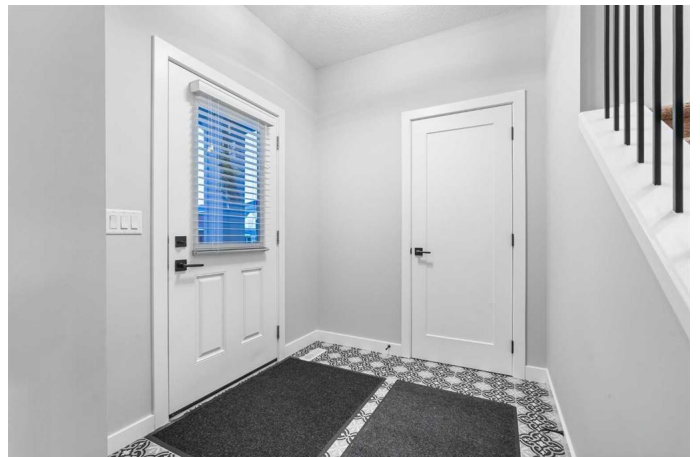
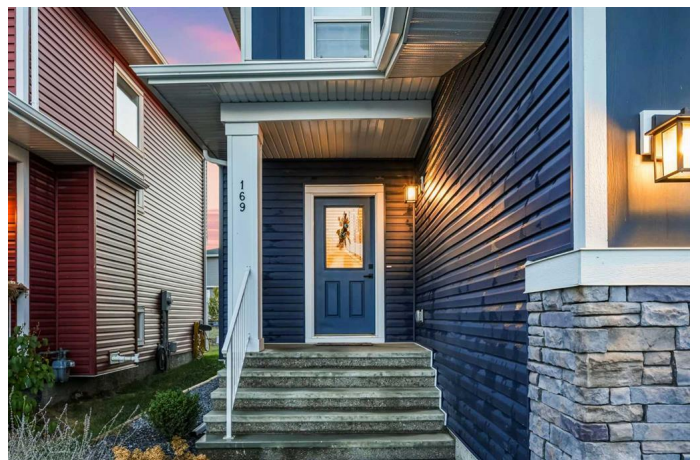
MLS® #A2265901

**\$745,000**

4 Bedroom, 4.00 Bathroom, 1,548 sqft  
Residential on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to your dream home in Dawson's Landing! A stunning, like-new 2022 Truman-built "cottage" series, exclusive home that combines luxury design with everyday comfort. Meticulously maintained and filled with premium upgrades, this home truly stands out from the rest. The main floor features wide-plank flooring, 9'™ ceilings, and a bright, open-concept layout perfect for entertaining. The designer kitchen impresses with navy cabinetry, quartz counters, brass hardware, a custom tile backsplash, and stainless steel appliances, including a gas range and built-in microwave. A walk-in pantry offers exceptional storage, while the electric fireplace and large windows create a warm and inviting living space. A stylish powder room and mudroom with access to the double attached, drywalled garage complete the main floor. Upstairs, the primary suite is a true retreat, complete with a feature wall, large windows, and a bonus flex room ideal for a nursery or home office. The spa-inspired ensuite features quartz counters, a large tiled shower with a bench, and an oversized walk-in closet. Two additional bedrooms, a full bathroom, and a convenient upper laundry complete the level. The fully developed basement offers a fourth bedroom, a full bathroom, and plenty of extra storage. Step outside to enjoy a beautifully finished backyard with a new patio, pergola, and raised flower boxes—a perfect space for summer gatherings. Located on a quiet street just 25



minutes to downtown Calgary and minutes to Stoney Trail, schools, shops, and Lakeside Golf Club, this home offers exceptional value in one of Chestermere's most desirable communities. Don't miss your chance to own this one-of-a-kind Truman Cottage home where every detail has been carefully chosen for quality, style, and comfort.

Built in 2022

### Essential Information

MLS® #	A2265901
Price	\$745,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,548
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	169 Dawson Harbour Heights
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2A3

### Amenities

Amenities	Park, Picnic Area
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle, Fiberglass
Construction	Composite Siding, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 23rd, 2025
Days on Market	1
Zoning	R-C2
HOA Fees	200
HOA Fees Freq.	MON

## Listing Details

Listing Office	eXp Realty
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