

# \$649,500 - 194 Dawson Harbour Hill, Chestermere

MLS® #A2245167

## \$649,500

2 Bedroom, 3.00 Bathroom, 1,621 sqft

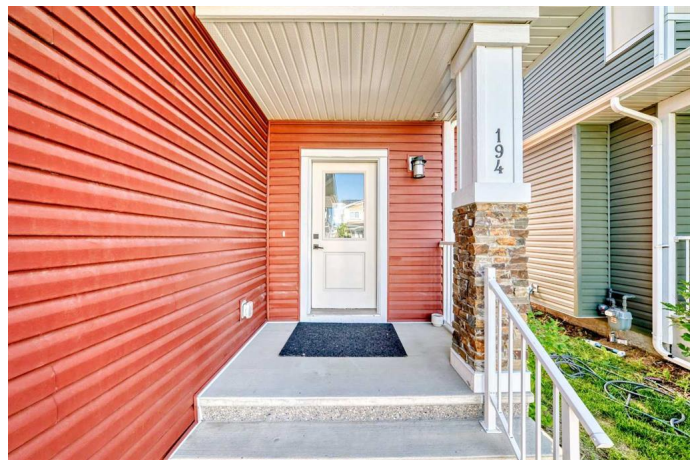
Residential on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

This is a Truman-built home with a beautifully appointed interior with modern finishes. This home has just over 1600 sq ft of finished living space with 3 bedrooms, 2.5 baths and a front attached double garage. Entering the home into a spacious entry with a bench, there is lots of room for everyone at once. Or, coming in from the garage, there is ample room in the mud room for coats, shoes & sporting gear. The open concept kitchen/living room areas are flooded with natural light. The floor-to-ceiling contemporary kitchen cabinetry has textured finishes and soft-close door & drawer hardware, plus a deep drawer for pots & pans! Polished Quartz countertops throughout the home and for the chef - stainless steel energy-saving integrated appliances with a built-in microwave, fridge with water & ice, a dishwasher and a good sized island. Head out to your large back deck perfect for a BBQ that looks onto a greenspace. Upstairs, the primary bedroom has a walk-in closet and 4-pce ensuite bath. There are two other good-sized bedrooms, a 4-piece bath, and an amazing laundry room with built-in shelving. The basement is waiting for your ideas or is a perfect spot for storage, a workout area or a movie room! Immediate possession available with full Alberta New Home Warranty.

Built in 2023

## Essential Information



MLS® #	A2245167
Price	\$649,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,621
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	194 Dawson Harbour Hill
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X2S4

### Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	R-2C
HOA Fees	200
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Creekside Realty
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