

# \$799,000 - 236 Dawson Harbour Heights, Chestermere

MLS® #A2229338

**\$799,000**

5 Bedroom, 4.00 Bathroom, 2,080 sqft  
Residential on 0.10 Acres

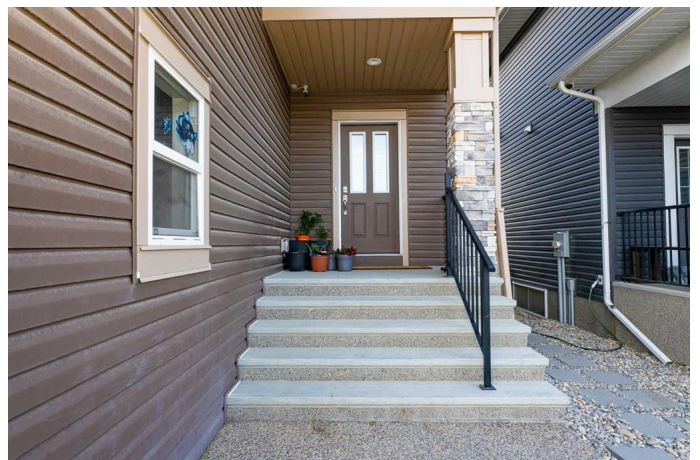
Dawson's Landing, Chestermere, Alberta

Welcome to the gorgeous 2022 built home located in the beautiful new community of Dawson Landings, Chestermere. On the main level, the executive kitchen comes equipped with upgraded SS appliances like a gas stove, chimney hood fan, built-in oven, built-in microwave, Dishwasher and a refrigerator, quartz countertops, a large beautiful backsplash, and a pantry. The living room offer a gas fireplace surrounded by tile wall. A den that you can use as a bedroom and a 3 pc bathroom. Upstairs you will be welcomed by spacious 3 bedrooms and a huge bonus room. The luxurious master bedroom has a Walk-in closet and a 5 pc ensuite. Another 2 decent sized bedrooms come with 4 pieces bath and a bonus room perfect for relaxing family time. On lower level, you will get an illegal suite with 2 bedrooms, living area and a full bathroom for some extra income. The basement has separate side entrance that offers extra privacy. Enjoy the Certified New Home Warranty Program. Minutes away from restaurants, pubs, shopping, gas station, pharmacy, top-rated school, Chestermere Lake and much more. Book your showing today!!

Built in 2022

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2229338  |
| Price  | \$799,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,080       |
| Acres          | 0.10        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 236 Dawson Harbour Heights |
| Subdivision | Dawson's Landing           |
| City        | Chestermere                |
| County      | Chestermere                |
| Province    | Alberta                    |
| Postal Code | T1X 1Z9                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Electric Range, Gas Range, Microwave, Refrigerator, Washer/Dryer     |
| Heating           | Forced Air                                                                                      |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 1                                                                                               |
| Fireplaces        | Gas                                                                                             |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full                                                                                  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 6              |
| Zoning         | R-1PFD         |
| HOA Fees       | 210            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | Exa Realty |
|----------------|------------|

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