

# \$839,900 - 224 Dawson Harbour Heights, Chestermere

MLS® #A2211086

**\$839,900**

5 Bedroom, 4.00 Bathroom, 2,209 sqft

Residential on 0.05 Acres

Dawson's Landing, Chestermere, Alberta

Beautifully Upgraded 5-Bedroom Home with Income-Generating Illegal Basement Suite. Step into comfort, style, and smart investment potential with this impressive 5-bedroom, 3.5-bath home, showcasing high-end builder upgrades throughout. The spacious main floor boasts a gourmet kitchen outfitted with premium appliances, sleek countertops, and abundant cabinetry—perfectly designed for both everyday living and entertaining. The open-concept layout flows into a sunlit living area, creating a warm and inviting space for the whole family.

Retreat to the luxurious primary suite featuring a spa-like en-suite bath, while four additional bedrooms offer flexibility for growing families, guests, or home offices.

One of this home's most valuable features is the professionally finished illegal basement suite with a separate entrance. This 2-bedroom suite includes its own kitchen, full bathroom, and comfortable living area—ideal for generating rental income or accommodating extended family.

Curb appeal shines with a well-manicured yard and tasteful exterior finishes, rounding out the charm of this remarkable property. With upscale finishes, versatile living space, and income potential, this is more than just a home—it's a smart investment in your future.



Donâ€™t miss your chance to own this exceptional property!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211086    |
| Price          | \$839,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,209       |
| Acres          | 0.05        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 224 Dawson Harbour Heights |
| Subdivision | Dawson's Landing           |
| City        | Chestermere                |
| County      | Chestermere                |
| Province    | Alberta                    |
| Postal Code | T1X 1Z9                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Granite Counters, High Ceilings, Kitchen Island                                     |
| Appliances        | Built-In Oven, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Refrigerator, Washer |

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | BBQ gas line, Other |
| Lot Description   | Rectangular Lot     |
| Roof              | Asphalt Shingle     |
| Construction      | Vinyl Siding        |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 22               |
| Zoning         | R-1PFD           |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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