



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**236 Dawson Harbour Heights
Chestermere, Alberta**

MLS # A2229338



\$799,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,080 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1PFD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: None

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!!