



**GRASSROOTS**  
REALTY GROUP

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**194 dawson harbour Hill  
Chestermere, Alberta**

**MLS # A2245167**



**\$649,500**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,621 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-2C
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

<b>Inclusions:</b>	Garage Door opener
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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.