



GRASSROOTS
REALTY GROUP

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

**103 Dawson Harbour Hill
Chestermere, Alberta**

MLS # A2262176



\$669,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,640 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, On Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance		

Inclusions: nil

*****Location! Location! Location!***** Attention first-time home buyers and investors — here's your chance to own a fully finished 5 bedroom, 3.5 bath corner detached home with a illegal-suite ready basement in the desirable new community of Dawson's Landing, Chestermere. This beautiful 2-storey home is built with pride and packed with upgrades: 9's ceilings and quartz countertops throughout Modern stainless steel appliances with breakfast bar Extra corner-lot windows for natural light Spacious bedrooms, all with walk-in closets Convenient second-floor laundry Rear parking pad side entrance for private basement access The basement is designed as a 2-bedroom illegal suite, complete with a large living room, kitchen, and full bathroom — perfect for generating rental income to help pay off your mortgage faster! Affordable | Income Potential | Family-Friendly Community This home is a must-see if you're looking for value, space, and opportunity in Chestermere. Call your favorite realtor today to book a private showing!