



GRASSROOTS
REALTY GROUP

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190 Dawson Harbour Rise Chestermere, Alberta

MLS # A2264365



\$579,900

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,817 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, On Street, Oversized, Parking Pad, Rear Dr		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Level, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Separate/Exterior Entry, Unfinished	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	Window Coverings, Curtains and Curtain Rods		

"BEST PRICED DETACHED HOME, OFFERING MUCH MORE THAN A TYPICAL LANED HOME, BUILT ON THE EXTRA WIDE LOT & WALKING DISTANCE TO AN UPCOMING DAWSON SCHOOL SITE." 1817.25 Sq. Ft. | 32 Ft. Wide Conventional Lot | Extra Wide Entry | Oversized Covered Front Porch | Bright & Open Main Floor | L-Shaped Fully Upgraded Rear Kitchen | Upstairs Bonus Room | Basement Separate Entrance | Concrete Parking Pad | Concrete Sidewalk | Lots of Front Parking and much more. Welcome to 190 Dawson Harbour Rise, a stunning property waiting to be your next home in quiet and peaceful Chestermere. You will notice that this home is WIDER THAN OTHER SIMILAR PROPERTIES ON THE STREET, the current homeowners paid extra to upgrade for an extra wide entry and an OVERSIZED FRONT PORCH. This provides a much-needed covered space to enjoy your summer days. The main level offers an open concept layout with BRIGHT LIVING, DINING AND KITCHEN AREA. You will notice the PRESENCE OF EXTRA WINDOWS on this level towards the front, both sides and rear, inviting tons of natural light. The L-SHAPED KITCHEN IS TUCKED IN ONE CORNER towards the rear of the main floor, thereby providing a FUNCTIONAL AND PRIVATE LAYOUT while you are cooking. Featuring DUAL TONE CABINETRY, an OVERSIZED ISLAND, upgraded HERRINGBONE STYLE BACKSPLASH and WALK-IN PANTRY, this kitchen offers everything you need. This level also features a rear mudroom. Upstairs you will get 3 bedrooms, 2 full bathrooms, a central bonus room and a convenient laundry. The FLOORING OF THE BONUS ROOM is UPGRADED TO HARDWOOD. All 3 bedrooms are decent sized and feature OVERSIZED WINDOWS. Both bathrooms come with undermount sinks and the common bathroom is upgraded with a

STANDING SHOWER. Basement offers you a further development opportunity as it comes included with a separate side entrance, 2 windows and mechanical tucked in the corner. Exterior work is already done for you, CONCRETE SIDEWALK AND REARWALK, CONCRETE PARKING PAD WITH CURBWALL and not to miss landscaped front & backyard. DON'T MISS TO NOTICE EXTRA 9 FT. OF SPACE BESIDE PARKING PAD. This property has NO DIRECT FACING FRONT NEIGHBOR, thereby offering LOTS OF FRONT PARKING SPACE. Nearby you have Rainbow Creek Elementary & Chestermere Lake Middle School, an existing retail plaza that has Daycare, Gas Station, No Frills etc. There is also an upcoming retail plaza at the walking distance, East Hills shopping center is just a few minutes drive and with quick access to 17 Ave you are conveniently connected. Enjoy the peaceful living in serene Chestermere. Check the 3D tour and book your showing today.