



**104 Dawson harbour Hill
Chestermere, Alberta**

MLS # A2278358



\$619,000

Division: Dawson's Landing

Type: Residential/House

Style: 2 Storey

Size: 1,646 sq.ft. **Age:** 2021 (5 yrs old)

Beds: 5 **Baths:** 3 full / 1 half

Garage: Parking Pad

Lot Size: 0.10 Acre

Lot Feat: Back Lane, City Lot, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: rc1

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance

Inclusions: n/a

*****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' 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 ! This is a Trico built home, with their known & respected quality! . With this lot being on the corner, and no neighbouring home on that side, allows the extra windows to let in an abundance of wonderful natural light! Second Floor Laundry & Large Bedrooms all with their own walk in closets. The rear parking pad will be installed this summer. Chestermere is fantastic with that small town feel, that has great shopping with Great Big Box stores only minutes away. Come Check it Out!