



GRASSROOTS
REALTY GROUP

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**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 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!