

**224 DAWSON HARBOUR Heights, Chestermere T1X 1Z9**

MLS®#: **A2154289**      Area: **Dawson's Landing**      Listing Date: **08/03/24**      List Price: **\$839,900**  
 Status: **Active**      County: **Chestermere**      Change: **-\$20k, 02-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **4,372 sqft**  
 Lot Shape: **38.05x114.89**

Finished Floor Area  
 Abv Sqft: **2,159**  
 Low Sqft:  
 Ttl Sqft: **2,159**

DOM

**46**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Garburator,Gas Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`0"	Dining Room	Main	9`3" x 11`2"
Foyer	Main	13`6" x 5`1"	Kitchen	Main	13`10" x 12`2"
Living Room	Main	13`10" x 12`2"	Office	Main	9`0" x 8`8"
3pc Bathroom	Second	6`9" x 8`3"	5pc Ensuite bath	Second	8`8" x 14`1"
Bedroom	Second	12`0" x 12`4"	Bedroom	Second	10`2" x 11`1"
Family Room	Second	12`6" x 14`5"	Laundry	Second	6`8" x 9`5"
Bedroom - Primary	Second	14`0" x 16`7"	Walk-In Closet	Second	10`2" x 5`11"

3pc Bathroom  
Bedroom  
Furnace/Utility Room

Basement  
Basement  
Basement

4`11" x 8`11"  
10`6" x 15`2"  
7`7" x 8`11"

Bedroom  
Game Room

Basement  
Basement

10`11" x 10`5"  
12`9" x 16`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Fee Freq:  
**Annually**  
Legal Desc:

Zoning:  
**R-1PFD**

**2011615**

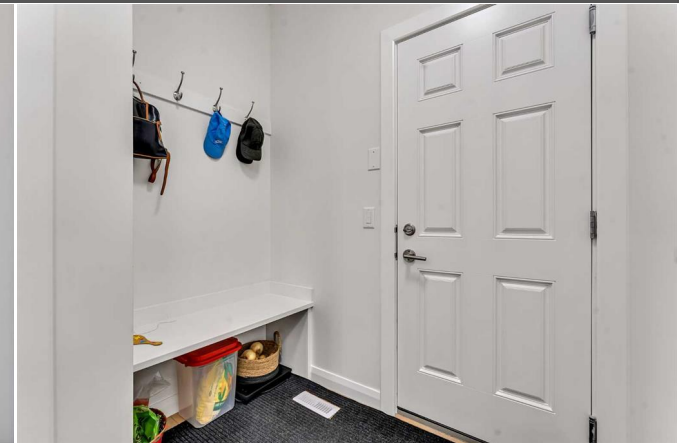
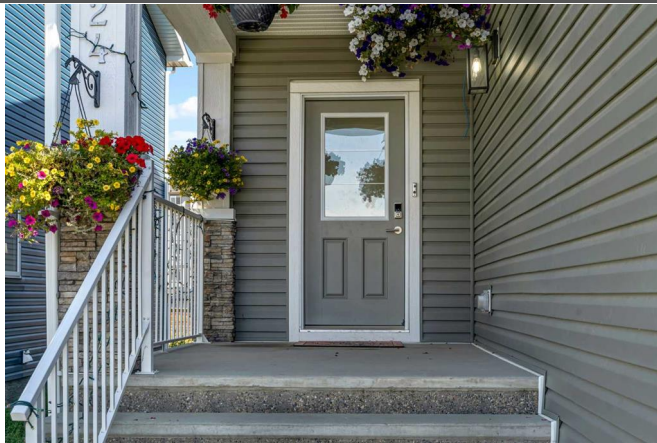
Remarks

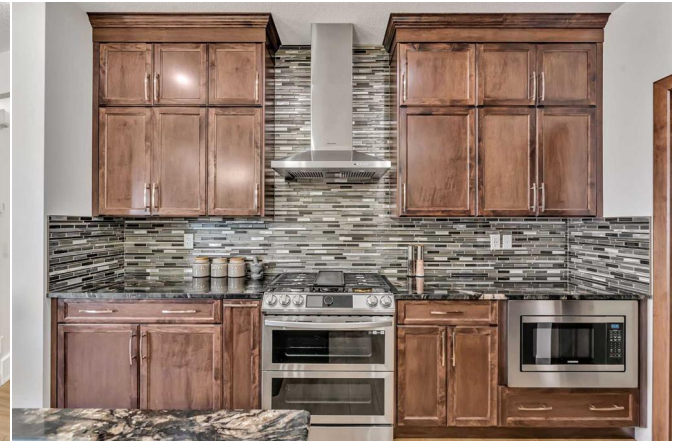
Pub Rmks: **Stunning 5-Bedroom, 3.5-Bath Home with Builder Upgrades and Income-Generating Illegal Basement Suite Experience the perfect blend of luxury and practicality in this exquisite 5-bedroom, 3.5-bath home, thoughtfully upgraded by the builder to offer unparalleled comfort and style. The expansive main level features a gourmet kitchen with premium appliances, elegant counter tops, and ample cabinet space, flowing seamlessly into a bright and airy living area. The master suite is a true sanctuary, complete with a luxurious en-suite bath, while four additional bedrooms provide versatile living options for family and guests. A standout feature of this property is the professionally finished basement, which includes a spacious 2-bedroom illegal-suite with its own private entrance. This fully equipped rental unit offers a full bath, a comfortable living area, and kitchen facilities, providing an excellent opportunity for additional income or ideal space for extended family. The home's exterior is equally impressive, with a well-maintained yard and attractive curb appeal, creating a welcoming atmosphere. With its builder upgrades and income-generating potential, this property is a rare find that combines luxury living with smart investment opportunities. Don't miss out on the chance to make this exceptional house your new home!**

Inclusions:  
Property Listed By:

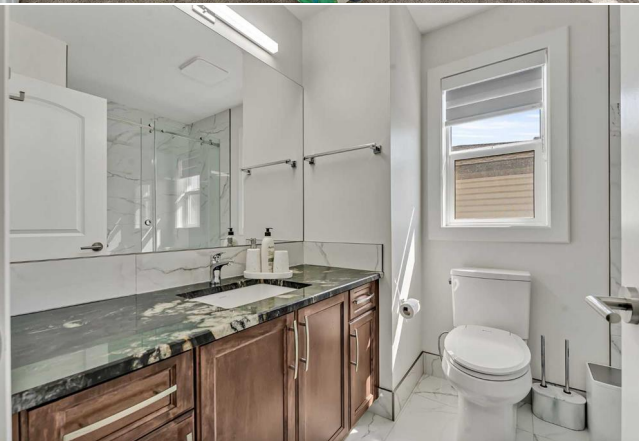
**None**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**224 Dawson Hbr Hts, Chestermere, AB**

Main Floor Exterior Area 549.34 sq ft  
Interior Area 975.11 sq ft  
Excluded Area 426.25 sq ft



0 5 10 ft PREPARED: 2024/05/03

White regions are excluded from total floor area in IGAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**224 Dawson Hbr Hts, Chestermere, AB**

1st Floor Exterior Area 1230.05 sq ft  
Interior Area 1115.25 sq ft



0 4 8 ft PREPARED: 2024/05/03

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**224 Dawson Hbr Hts, Chestermere, AB**

Basement (Below Grade) Exterior Area 593.02 sq ft  
Interior Area 759.33 sq ft



0 3 6 ft PREPARED: 2024/05/03

White regions are excluded from total floor area in IGAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.