



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**#208 Dawson Harbour Heights
Chestermere, Alberta**

MLS # A2287283



\$699,500

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,063 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: N/A

Built in 2023 home by Nuvista with gorgeous features. Remaining 7-8 years on Certified New Home warranty Program. As you enter the house, spacious entrance and you will be welcomed by a large living room and dining area. The large kitchen is equipped with modern appliances, ample cabinet space, a pantry and a sizable working island. A main level bed room and full bathroom are ideal for a home office or older individuals. On the upper level there are 3 bedrooms, 2 full bathrooms and a bonus room. Master Bedroom and one of other bedroom come with ensuites. The Master bedroom has a 5 pc ensuite and walk-in closet. The second bedroom has a 4 pc ensuite -A Jack and Jill Bathroom, and ample closet space. The laundry room also located in the upper level for your convenience. The Basement offers a side separate entrance, 3 large windows, 9-foot ceilings and excellent potential for future development. Located in most desirable community of Dawson's Landing, surrounded by stunning natural landscapes, wetlands, and walking paths. With close proximity to school, shops, lake, residents enjoy both everyday essentials and endless recreation rights at their neighborhood.