



GRASSROOTS
REALTY GROUP

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**198 Dawson Harbour Hill
Chestermere, Alberta**

MLS # A2331379



\$629,990

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

CORNER & CONVENTIONAL LOT | PREMIUM COMMUNITY | BACKING TO GREEN BELT | 2023 BUILT | Freshly Painted, Experience the perfect blend of modern elegance and lakeside living in the highly sought after community of Dawson Landing! This beautifully maintained 2 storey home offers over 1,634 SQ.FT. of thoughtfully designed above grade living space, showcasing contemporary finishes, an open concept layout, and exceptional functionality for today's lifestyle. Step inside to luxury vinyl flooring and a bright, welcoming main level featuring a spacious living room, an inviting dining area, and a stunning chef inspired kitchen complete with a massive centre island with seating, stainless steel appliances, abundant cabinetry, generous counter space, and a walk through pantry. A convenient 2 piece bath and rear mudroom lead to the backyard, where a finished deck creates the perfect setting for summer BBQs and outdoor entertaining. Upstairs, you'll find a spacious primary retreat featuring a walk in closet and a luxurious 4 piece ensuite with dual sinks and a stand up shower. Two additional generously sized bedrooms, another full 4 piece bathroom, and a convenient upper level laundry room with sink complete the second floor. The unfinished basement offers endless possibilities to customize additional living space to suit your family's needs. The double attached garage provides ample parking and storage. Ideally located on a quiet street just minutes from Chestermere Lake, parks, scenic walking pathways, schools, shopping, and everyday amenities, this home offers the perfect balance of comfort, convenience, and an active outdoor lifestyle. Whether you're a growing family or first time buyer, this exceptional property is truly move in ready and one you won't want to miss!

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