

# \$839,900 - 224 Dawson Harbour Heights, Chestermere

MLS® #A2211086

**\$839,900**

5 Bedroom, 4.00 Bathroom, 2,209 sqft

Residential on 0.05 Acres

Dawson's Landing, Chestermere, Alberta

Beautifully Upgraded 5-Bedroom Home with Income-Generating Illegal Basement Suite. Step into comfort, style, and smart investment potential with this impressive 5-bedroom, 3.5-bath home, showcasing high-end builder upgrades throughout. The spacious main floor boasts a gourmet kitchen outfitted with premium appliances, sleek countertops, and abundant cabinetry—perfectly designed for both everyday living and entertaining. The open-concept layout flows into a sunlit living area, creating a warm and inviting space for the whole family.

Retreat to the luxurious primary suite featuring a spa-like en-suite bath, while four additional bedrooms offer flexibility for growing families, guests, or home offices.

One of this home's most valuable features is the professionally finished illegal basement suite with a separate entrance. This 2-bedroom suite includes its own kitchen, full bathroom, and comfortable living area—ideal for generating rental income or accommodating extended family.

Curb appeal shines with a well-manicured yard and tasteful exterior finishes, rounding out the charm of this remarkable property. With upscale finishes, versatile living space, and income potential, this is more than just a home—it's a smart investment in your future.



Donâ€™t miss your chance to own this exceptional property!

Built in 2023

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211086    |
| Price          | \$839,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,209       |
| Acres          | 0.05        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 224 Dawson Harbour Heights |
| Subdivision | Dawson's Landing           |
| City        | Chestermere                |
| County      | Chestermere                |
| Province    | Alberta                    |
| Postal Code | T1X 1Z9                    |

Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

Interior

|                   |   |
|-------------------|---|
| Interior Features | Chandelier, Granite Counters, High Ceilings, Kitchen Island                                     |
| Appliances        | Built-In Oven, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Refrigerator, Washer |

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | BBQ gas line, Other |
| Lot Description   | Rectangular Lot     |
| Roof              | Asphalt Shingle     |
| Construction      | Vinyl Siding        |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 31               |
| Zoning         | R-1PFD           |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.