

# \$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.



Don'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	11
Zoning	R-1PFD
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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