

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

MLS # A2287283



\$699,500

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|------------------|------------------------|---------------|------------------|
| 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 | | |

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|--------------------|--|-------------------|----|
| 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.