

**170 Dawson Harbour Rise  
Chestermere, Alberta**

**MLS # A2303526**



**\$585,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,541 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1PRL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Central Air conditioning

**BETTER THAN NEW!! FULLY UPGRADED & AIR CONDITIONING & WINDOW COVERINGS & OPEN VIEWS & QUIET LOCATION** Welcome to this IMMACULATE, LIKE-NEW Trico-built home offering a level of finish, comfort, and added value that goes ABOVE AND BEYOND what you typically find in new builds today. The bright OPEN-CONCEPT MAIN FLOOR features RICH HARDWOOD FLOORING and a thoughtfully designed layout centered around a stunning CHEF-inspired kitchen—complete with QUARTZ countertops, TILE Backsplash, full height white cabinetry, a HUGE modern grey island, STAINLESS STEEL appliances + plenty of workspace. The kitchen flows seamlessly into the spacious living room and SUN-FILLED dining area, creating the perfect setup for both everyday living and entertaining. Perfectly positioned with NO HOMES DIRECTLY IN FRONT, this home offers OPEN VIEWS and an abundance of NATURAL LIGHT—creating that bright, airy feel buyers are always looking for. Upstairs, you'll find a generous primary retreat featuring a SPA-INSPIRED 5-PIECE ENSUITE, along with 2 additional bedrooms, another full 4-PIECE bathroom, and the convenience of UPPER FLOOR laundry. The basement is fully carpeted and provides an excellent opportunity for future development—whether you envision a rec room, home gym, 4th bedroom or additional living space. What truly sets this home apart are the UPGRADES ALREADY COMPLETED—saving you time, money, and hassle compared to new construction. These include AIR CONDITIONING, a NEW HOT WATER TANK, WINDOW COVERINGS THROUGHOUT, a landscaped backyard + a Poured GARAGE PAD & FOOTING already in place for your future garage! Situated in a QUIET LOCATION with quick access to

Bridgeport's growing amenities and East Hills Shopping Centre, this home offers the perfect balance of CONVENIENCE, COMFORT, and LONG-TERM VALUE.