

# \$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	8
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.