

**194 dawson harbour Hill
Chestermere, Alberta**

MLS # A2245167



\$649,500

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|------------------|---|---------------|------------------|
| Division: | Dawson's Landing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,621 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space | | |

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|--------------------|---------------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Tile, Vinyl |
| Roof: | Asphalt Shingle |
| Basement: | Full, Unfinished |
| Exterior: | Stone, Vinyl Siding |
| Foundation: | Poured Concrete |
| Features: | Kitchen Island, Quartz Counters |

| | |
|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-2C |
| Utilities: | - |

Inclusions: Garage Door opener

This is a Truman-built home with a beautifully appointed interior with modern finishes. This home has just over 1600 sq ft of finished living space with 3 bedrooms, 2.5 baths and a front attached double garage. Entering the home into a spacious entry with a bench, there is lots of room for everyone at once. Or, coming in from the garage, there is ample room in the mud room for coats, shoes & sporting gear. The open concept kitchen/living room areas are flooded with natural light. The floor-to-ceiling contemporary kitchen cabinetry has textured finishes and soft-close door & drawer hardware, plus a deep drawer for pots & pans! Polished Quartz countertops throughout the home and for the chef - stainless steel energy-saving integrated appliances with a built-in microwave, fridge with water & ice, a dishwasher and a good sized island. Head out to your large back deck perfect for a BBQ that looks onto a greenspace. Upstairs, the primary bedroom has a walk-in closet and 4-pce ensuite bath. There are two other good-sized bedrooms, a 4-piece bath, and an amazing laundry room with built-in shelving. The basement is waiting for your ideas or is a perfect spot for storage, a workout area or a movie room! Immediate possession available with full Alberta New Home Warranty.