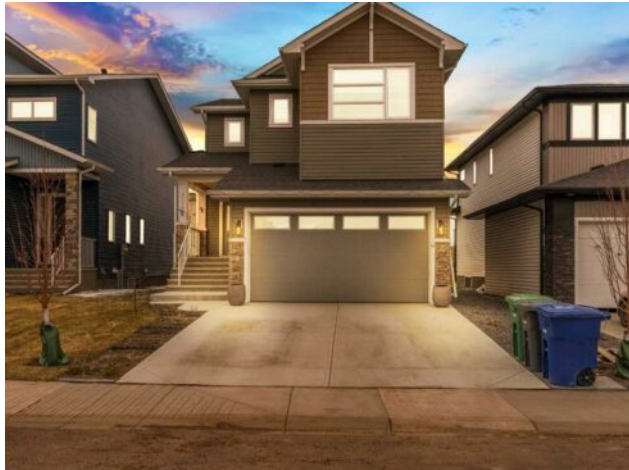


224 Dawson Harbour Heights Chestermere, Alberta

MLS # A2211086



\$839,900

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Dawson's Landing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,209 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-1PFD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Granite Counters, High Ceilings, Kitchen Island | | |

Inclusions: N/A

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!