# \$745,000 - 169 Dawson Harbour Heights, Chestermere

MLS® #A2265901

## \$745,000

4 Bedroom, 4.00 Bathroom, 1,548 sqft Residential on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to your dream home in Dawson's Landing! Over 2100 Square Feet of developed space! A stunning, like-new 2022 Truman-built "cottage" series, exclusive home that combines luxury design with everyday comfort. Meticulously maintained and filled with premium upgrades, this home truly stands out from the rest. The main floor features wide-plank flooring, 9' ceilings, and a bright, open-concept layout perfect for entertaining. The designer kitchen impresses with navy cabinetry, quartz counters, brass hardware, a custom tile backsplash, and stainless steel appliances, including a gas range and built-in microwave. A walk-in pantry offers exceptional storage, while the electric fireplace and large windows create a warm and inviting living space. A stylish powder room and mudroom with access to the double attached, drywalled garage complete the main floor. Upstairs, the primary suite is a true retreat, complete with a feature wall, large windows, and a bonus flex room ideal for a nursery or home office. The spa-inspired ensuite features quartz counters, a large tiled shower with a bench, and an oversized walk-in closet. Two additional bedrooms, a full bathroom, and a convenient upper laundry complete the level. The fully developed basement offers a fourth bedroom, a full bathroom, and plenty of extra storage. Step outside to enjoy a beautifully finished backyard with a new patio, pergola, and raised flower boxesâ€"a perfect space for summer







gatherings. Located on a quiet street just 25 minutes to downtown Calgary and minutes to Stoney Trail, schools, shops, and Lakeside Golf Club, this home offers exceptional value in one of Chestermere's most desirable communities. Don't miss your chance to own this one-of-a-kind Truman Cottage homeâ€"where every detail has been carefully chosen for quality, style, and comfort.

#### Built in 2022

# **Essential Information**

MLS® # A2265901 Price \$745,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,548 Acres 0.08

Year Built 2022

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 169 Dawson Harbour Heights

Subdivision Dawson's Landing

City Chestermere County Chestermere

Province Alberta

Postal Code T1X 2A3

### **Amenities**

Amenities Park, Picnic Area

Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

### Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Pantry,

Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes
Basement Full

## **Exterior**

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle, Fiberglass

Construction Composite Siding, Stone, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 23rd, 2025

Days on Market 7

Zoning R-C2 HOA Fees 200 HOA Fees Freq. MON

## **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.