

**194 dawson harbour Hill
Chestermere, Alberta**

MLS # A2245167



\$649,500

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		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-2C
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

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.