

\$730,000 - 169 Dawson Harbour Heights, Chestermere

MLS® #A2265901

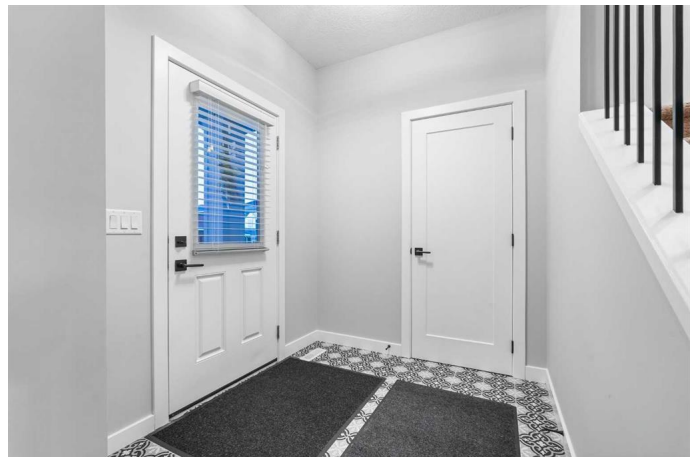
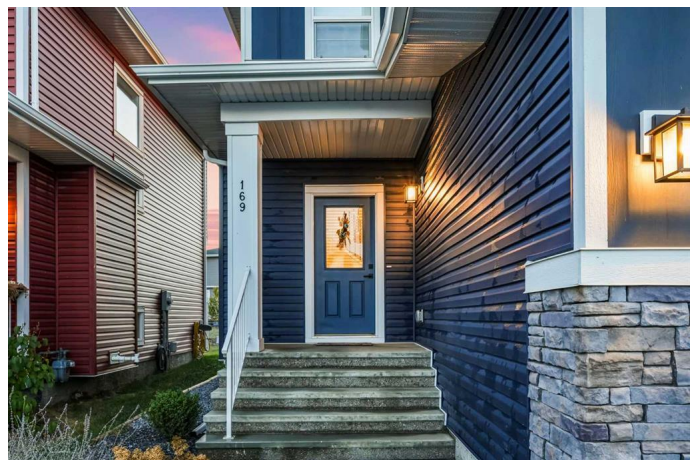
\$730,000

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 boxes—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 home—where every detail has been carefully chosen for quality, style, and comfort.

Built in 2022

Essential Information

MLS® #	A2265901
Price	\$730,000
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 Stone, Vinyl Siding, Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed October 23rd, 2025

Days on Market 16

Zoning R-C2

HOA Fees 200

HOA Fees Freq. MON

Listing Details

Listing Office eXp Realty

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.