

# \$639,000 - 103 Dawson Harbour Hill, Chestermere

MLS® #A2262176

**\$639,000**

5 Bedroom, 4.00 Bathroom, 1,646 sqft  
Residential on 0.10 Acres

Dawson's Landing, Chestermere, Alberta

\*\*\*\*\*Location! Location! Location!\*\*\*\*\*

Attention first-time home buyers and investors  
â€™ hereâ€™s your chance to own a fully  
finished 5 bedroom, 3.5 bath corner detached  
home with a illegal-suite ready basement in  
the desirable new community of Dawsonâ€™s  
Landing, Chestermere.

This beautiful 2-storey home is built with pride  
and packed with upgrades:

9â€™ ceilings and quartz countertops  
throughout

Modern stainless steel appliances with  
breakfast bar

Extra corner-lot windows for natural light

Spacious bedrooms, all with walk-in closets

Convenient second-floor laundry

Rear parking pad  
side entrance for private basement access

The basement is designed as a 2-bedroom  
illegal suite, complete with a large living room,  
kitchen, and full bathroom â€™ perfect for  
generating rental income to help pay off your  
mortgage faster!



Affordable | Income Potential |

Family-Friendly Community

This home is a must-see if you’re looking for value, space, and opportunity in Chestermere.

Call your favorite realtor today to book a private showing!

Built in 2021

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262176    |
| Price          | \$639,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,646       |
| Acres          | 0.10        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 103 Dawson Harbour Hill |
| Subdivision | Dawson's Landing        |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X2A2                  |

Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Off Street, On Street, Parking Pad |

Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, |
|-------------------|-----------------------------------------------------------------|

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
|              | Recessed Lighting, Separate Entrance                                                    |
| Appliances   | Electric Stove, ENERGY STAR Qualified Dishwasher, Microwave, Refrigerator, Washer/Dryer |
| Heating      | Forced Air, Natural Gas                                                                 |
| Cooling      | None                                                                                    |
| Has Basement | Yes                                                                                     |
| Basement     | Full                                                                                    |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Entrance                                 |
| Lot Description   | Back Lane, City Lot, Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 28                |
| Zoning         | RC1               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | MaxWell Gold |
|----------------|--------------|

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