



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

400 DAWSON Drive
Chestermere, Alberta

MLS # A2216727



\$539,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | Dawson's Landing | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,425 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance | | |

Inclusions: N/A

Welcome to this stunning brand-new home, perfectly situated on a corner lot across from a picturesque pond with a scenic walking path. This thoughtfully designed residence features three spacious bedrooms and two and a half bathrooms. At the back, you'll find a concrete pad ready for the development of a future garage. Upon entering, you're greeted by a generous living area that flows into a modern kitchen with an island and a separate dining space, along with a convenient two-piece bathroom on the main floor. Upstairs, the primary bedroom offers a private three-piece ensuite and a walk-in closet, while the other two bedrooms share a well-appointed four-piece bathroom. The basement includes a separate entrance and remains unfinished, offering endless possibilities for future development. Don't miss this out!