



**GRASSROOTS**  
REALTY GROUP

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**120 Dawson Drive**  
**Chestermere, Alberta**

**MLS # A2224004**



**\$539,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,583 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** NA

Here it is! Your chance to own a stunning duplex in the beautiful community of Dawson's Landing. Located just 25 minutes from downtown Calgary and the airport, this home offers the perfect mix of comfort and accessibility. Dawson's Landing is a vibrant community in Chestermere, offering nearby schools, parks, shopping, and dining. With quick access to major roads like Stoney Trail and 16th Avenue, commuting is effortless. Enjoy everything the area has to offer like year round activities at Chestermere Lake! Step inside this meticulously cared for home to find an open concept layout, with big windows, designed for modern living. The main floor features a bright den, a cozy living room, dining space, and a stylish kitchen with cabinets to the ceiling and a gourmet upgrade! Just off the kitchen, the back door opens up to an extra large deck, ideal for summer barbecues with a convenient gas line! The main level is complete with a powder room conveniently tucked away by the back door. Heading upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite. The ensuite bathroom features upgraded finishes, including a glass enclosed shower and double sinks for added convenience. An additional full bathroom completes the upper floor as well as the washer and dryer. This home comes with numerous thoughtful upgrades, including central air conditioning for those warm summer days, a water softener for added comfort, and a poured concrete pad in the backyard for a future garage. The unfinished basement provides plenty of opportunities for future customization. Don't miss your chance to own this home and become part of the welcoming community! Call your realtor and start your next chapter!

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