



GRASSROOTS
REALTY GROUP

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**364 Dawson Drive
Chestermere, Alberta**

MLS # A2225904



\$539,900

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,412 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Parking Pad, See Remarks		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, See Remarks, Views, Waterfront		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	r-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: none

Welcome to this stunning brand-new home, ideally located 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!