



GRASSROOTS
REALTY GROUP

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237 Dawson Circle
Chestermere, Alberta

MLS # A2227378



\$560,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,464 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this charming two-storey home located in a desirable lake community, offering an ideal blend of comfort and functionality—perfect for a young family or first-time homebuyer. The main floor features an open-concept layout with a spacious living room, dining area, and kitchen, all tied together by stylish laminate flooring. The kitchen is equipped with stainless steel appliances, a convenient breakfast bar, and a pantry, making it perfect for both everyday living and entertaining. A mudroom and a two-piece bathroom add extra convenience on the main level. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a private three-piece ensuite. A four-piece main bathroom and a dedicated laundry area complete the upper floor. The basement is unfinished and awaits your personal touch to make it your own. Enjoy beautifully landscaped front and back yards, along with a double detached garage for added functionality. This home is situated close to schools and offers easy access to Calgary, making it a wonderful place to call home.