



**GRASSROOTS**  
REALTY GROUP

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**192 Dawson Drive**  
**Chestermere, Alberta**

**MLS # A2227765**



**\$549,900**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,367 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan		

<b>Inclusions:</b>	None
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This beautifully designed 2-storey 1367 sqft, 3 bedroom, 2.5 bathroom, semi-detached is ideal for a growing family. Surrounded by scenic walkways, pristine wetlands, and a future eco-park, this thoughtfully planned community keeps you connected to nature. Step inside to 9-foot ceilings and a spacious living room—perfect for entertaining family and friends. Durable luxury vinyl plank flooring flows into the heart of the home: a modern kitchen featuring a large center island, full-height cabinets, soft-close doors, corner pantry, and upgraded stainless steel appliances, including a gas range and French door refrigerator. Adjacent to the kitchen is a cozy dining area filled with natural light, while a tucked-away 2-piece powder room completes the main floor layout. Upstairs, the open landing leads to three well-sized bedrooms. The primary suite features large windows, a walk-in closet, and a private 4-piece ensuite. A second 4-piece bathroom serves the two additional bedrooms. The unfinished basement offers a blank canvas for your creative vision—whether it's a rec room, home gym, or additional living space. A double detached garage accessed via a paved back lane completes this impressive property.