



GRASSROOTS
REALTY GROUP

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

**324 Dawson Drive SE
Chestermere, Alberta**

MLS # A2228651



\$535,000

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,416 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Lake		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

****Charming Half Duplex in the Heart of Chestermer - A Perfect Family Home or Investment Opportunity!**** Welcome to this spacious 3-bedroom, 2.5-bathroom half duplex located in the desirable city of Chestermer. With a prime location offering convenience and comfort, this home is perfect for growing families or savvy investors. Right across the street, you'll find a beautiful playground and an artificial water body—ideal for walking, biking, and outdoor recreation. Enjoy the peace and serenity of nature just steps away from your door! The home boasts a bright and open floor plan with stainless steel appliances in the kitchen, perfect for both cooking and entertaining. Relax on your private deck, or make use of the parking pad for added convenience. The property is just minutes away from all your shopping and entertainment needs, including Costco, Walmart, Landmark Cinemas, and a wide variety of dining and retail options within a 5km radius. Excellent schools are nearby, making this a great place for families to settle down. Whether you're looking for your dream home or an investment property with great potential, this home offers both. Don't miss out on this incredible opportunity to live in one of Chestermer's most sought-after locations! ****Contact us today to schedule a viewing!***