



**GRASSROOTS**  
REALTY GROUP

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**100 Dawson Drive  
Chestermere, Alberta**

**MLS # A2235224**



**\$550,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,544 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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>	Bathroom Rough-in, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Welcome Home! This modern, open-concept home is designed to impress from the moment you step inside. Bright sunlight throughout from the beautiful corner lot location. Possible side entry is an option if you are looking to add another residence in the untouched basement. Every inch is thoughtfully planned&mdash;no space is wasted. Large, bright windows fill the main level with natural light, creating a spacious and airy atmosphere. The heart of the home features a stylish office nook, a generous dining and living area, and a stunning kitchen complete with gleaming white quartz countertops, a spacious pantry, beautiful cream coloured upgraded cabinetry, and an oversized island perfect for gathering and entertaining. Just off the kitchen, you'll find a private powder room and a convenient mudroom leading out to the backyard oasis. Here, enjoy a low-maintenance lawn, a large deck for hosting, and a double detached garage. Upstairs, practicality meets comfort with upper floor laundry, three large and sunlit bedrooms, and two full bathrooms. The primary suite is a true retreat, offering a walk-in closet and a beautiful ensuite with high-end finishes. From top to bottom, this home blends modern style with functional design&mdash;there's truly nothing not to love. Book your personal viewing today!