

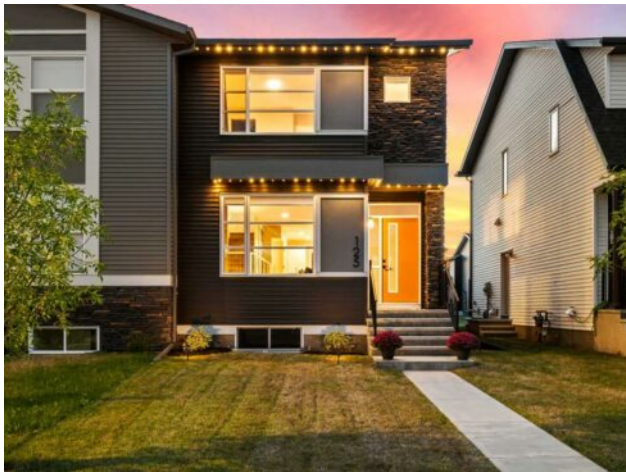


GRASSROOTS
REALTY GROUP

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

125 Dawson Drive
Chestermere, Alberta

MLS # A2243260



\$574,900

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,587 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Few Trees, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Stone Counters		

Inclusions: TV Mounts, TVs themselves are negotiable

Welcome to 125 Dawson Drive, your new address in the serene lake community of Chestermere! The professionally installed GEMSTONE LIGHTING, combined with the modern elevation, enhance the curb appeal of this stunning home. This one-of-a-kind residence boasts NUMEROUS BUILDER UPGRADES and custom touches, designed to captivate even the most discerning buyers. Bathed in sunlight from its EAST FACING exposure and expansive modern windows, this home exudes warmth and style. Upon entry, you're welcomed into a large family room highlighted by an ELECTRIC FIREPLACE, perfect for cozy evenings all year round. Adjacent to this space is a versatile MAIN FLOOR OFFICE, ideal for remote work or as a dedicated play area for the kids. The heart of the home is the rear gourmet kitchen, complete with premium STAINLESS STEEL APPLIANCES, sleek STONE COUNTERTOPS, and a BUILT-IN MICROWAVE. The kitchen features stylish TUXEDO CABINETRY with SOFT-CLOSE HARDWARE and a large center island, conveniently positioned next to the dining area, making it perfect for entertaining family and friends. A secluded half bathroom with 9-foot ceilings is thoughtfully tucked away down a short staircase off of the main living area. Every window through the home is outfitted with HIGH END, CUSTOM HUNTER DOUGLAS ROLLER SHADES to allow for privacy without compromising the natural light that floods this home. Step outside the rear door, complete with bench and coat closet, to a FULLY FENCED BACKYARD, offering a secure space for kids and pets to roam freely. The open staircase, adorned with classic SPINDLE RAILINGS, leads to the upper level where a SPACIOUS BONUS ROOM awaits, inviting more natural light through a generous side window. The entire upper floor and staircase are also finished

with LUXURY VINYL PLANK, combining durability with elegance, and the benefit of NO CARPET. The primary suite is a tranquil retreat, comfortably accommodating a king-sized bed and all of your other furniture. The airy ensuite bathroom features a GLASS ENCLOSED SHOWER and an EXTENDED VANITY for added storage. The walk-in closet has been outfitted with MODERN, GLASS SLIDING BARN DOOR. Two additional bedrooms, a stylish 4-piece bathroom, and a convenient laundry room complete the upper level. The unfinished basement is a blank canvas for your future development, with a thoughtfully added second window a rough-in for future bathroom. At the rear, you'll find an OVERSIZED DOUBLE GARAGE, the largest allowable garage on this duplex lot. Garage comes pre-installed with a MyQ SMART GARAGE DOOR system and 220V EV CHARGING PLUG for level 2 charging, ready for your ELECTRIC VEHICLE! Don't miss the opportunity to view this stunning home in person. Contact your favorite realtor today to schedule a showing!