



GRASSROOTS
REALTY GROUP

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109 Dawson Drive
Chestermere, Alberta

MLS # A2249225



\$580,000

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,412 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

Inclusions: mini fridge, TV mounts

Welcome to your new home in the heart of Chestermere's sought-after Dawson's Landing! This beautifully finished, move-in-ready property offers 3 spacious bedrooms and 2.5 bathrooms, plus a fully developed basement complete with its own private entrance, laundry, additional bedroom, and bathroom—perfect for extended family, guests, or rental potential. The detached double garage provides plenty of space for vehicles, storage, or hobbies, making life a little easier on chilly winter days. Dawson's Landing is a lively, family-friendly community surrounded by schools, parks, shopping, and dining. With quick access to Stoney Trail and 16th Avenue, commuting is simple and convenient. Just minutes away, Chestermere Lake offers year-round fun—from summer swims and kayaking to winter skating and ice fishing—ensuring there's always something to enjoy right outside your door. Come experience the perfect blend of comfort, convenience, and community—you'll love calling this place home!