



GRASSROOTS
REALTY GROUP

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**356 Dawson Drive
Chestermere, Alberta**

MLS # A2257983



\$534,900

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,412 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Welcome Home! This beautifully upgraded 3-bedroom duplex perfectly combines comfort and style in a fantastic location. Step inside to discover 9 ft ceilings and an open-concept main floor that feels bright and airy and air conditioned! The gorgeous kitchen is a true showstopper, featuring stone countertops, stainless steel appliances, a large island, plenty of storage, and even a walk-in pantry—perfect for any home chef! Upstairs, you’ll find three spacious bedrooms, including a stunning primary suite with a luxurious ensuite and a walk-in closet. The cozy living room offers an electric fireplace for those relaxing evenings, while the unfinished basement provides endless possibilities for future development. Outside, enjoy the fully fenced backyard with a large deck, ideal for entertaining, plus a detached double garage for all your parking and storage needs. Located directly across from a beautiful park with a pond and just minutes from schools, this home truly has it all!