



GRASSROOTS
REALTY GROUP

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82 Dawson Place
Chestermere, Alberta

MLS # A2259006



\$1,089,900

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,940 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to this exceptional TRUMAN-built home in Dawson's Landing!! Thoughtfully designed with premium finishes and exceptional attention to detail, this home offers a perfect blend of style, function, and lasting quality. The open-concept main floor features a chef-inspired kitchen with full-height cabinetry, soft-close doors and drawers, quartz countertops, a premium appliance package, and a walk-in pantry for all your storage needs. A dedicated spice kitchen elevates your culinary experience, making it ideal for entertaining and family meals. The great room is bright and welcoming, centered around a stylish fireplace that creates a warm and inviting atmosphere. A rare find, the main floor bedroom with a full bathroom provides the perfect space for guests, multigenerational living, or a private home office. Upstairs, the primary suite is a true retreat with a spa-inspired 5-piece ensuite, complete with dual vanities, a tile shower, and a stand-alone soaker tub, plus a spacious walk-in closet. Two additional bedrooms, a 4-piece bathroom, upper-level laundry, and a central bonus room provide plenty of space for the whole family. The walkout basement backs directly onto the community's natural wetlands, offering stunning year-round views and the flexibility to create a future recreation room, gym, or media lounge. Completing this exceptional home is a triple car garage, providing generous space for vehicles, storage, and hobbies. Located in Dawson's Landing, you'll enjoy a thoughtfully planned community featuring preserved wetlands, walking paths, playgrounds, and convenient access to Chestermere's schools, shopping, and lake lifestyle—all just minutes from Calgary. Built by TRUMAN, this home showcases signature craftsmanship and contemporary design, giving you the opportunity to Live Better in one of Chestermere's

most sought-after communities. Stay tuned for our photo gallery