



GRASSROOTS
REALTY GROUP

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185 Dawson Drive
Chestermere, Alberta

MLS # A2262795



\$519,900

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,590 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Kitchen Island, Recessed Lighting, Smart Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Smart thermostat, smart lighting, light fixtures, built in basement shelving, built in garage shelving, garage gas heater, garage sound system, 2 TV mounts, three programmable door locks

This immaculate one-owner semi-detached home, built in 2021, perfectly blends modern design, thoughtful upgrades, and everyday comfort. Step inside to a bright, open-concept main floor featuring a chef-inspired kitchen with GAS RANGE, EXTENDED 8' ISLAND, OVER-CABINET LIGHTING, and a CUSTOM PANTRY built beside the fridge — ideal for organization and extra storage. The spacious living and dining areas flow seamlessly together, perfect for family dinners or entertaining friends. Upstairs, you'll find three generous bedrooms, including a stylish primary suite complete with walk-in closet and private ensuite with a separate bathtub and shower. The full unfinished basement is ready for your ideas — complete with a bathroom rough-in, offering the perfect opportunity to create a future rec room, gym, or guest suite. Step into the fully fenced backyard, leading to an OVERSIZED DOUBLE GARAGE that's every homeowner's dream — 22x20 with an 8' DOOR, 60-AMP SERVICE, UPGRADED PANEL, FULLY INSULATED and drywalled, plus a GAS LINE and HEATER. And because comfort matters year-round, this home also comes with central air conditioning. Located in the growing, family-friendly community of Dawson's Landing, close to parks, schools, and walking paths, this property delivers both lifestyle and value. Move-in ready, lovingly maintained, and packed with upgrades — welcome home!