



GRASSROOTS
REALTY GROUP

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

136 Dawson Drive
Chestermere, Alberta

MLS # A2273877



\$584,900

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,556 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.74 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	Permanent Christmas Lights		

This home truly has it all, offering over 2,200 sq. ft. of beautifully developed living space. Step inside to a bright, open layout that instantly feels welcoming. Wide vinyl plank flooring runs underfoot, drawing your eye to the bio flame fireplace framed by a stylish mantle and slat-wall feature that anchors the room and sets a warm, modern tone for the rest of the house. From the living room, the layout flows naturally into the dining area, perfectly positioned for both everyday meals and weekend gatherings. Just off to the side, a thoughtful main-floor office nook offers a dedicated spot for working from home, kids' homework, or managing the household calendar. Beyond the dining area, the kitchen feels both polished and practical. Two-tone cabinetry pairs with stainless steel appliances, quartz countertops, and a herringbone tile backsplash for a designer aesthetic, while the centre island with breakfast bar seating keeps everyone connected. A functional mudroom at the back entry, complete with a built-in seat and hooks, keeps coats, boots, and backpacks organized, making daily comings and goings a little more effortless. Upstairs, in the primary bedroom, a calm retreat with a stylish ensuite and a large walk-in closet. It's thoughtfully set apart from the two additional bedrooms, giving everyone a bit of extra privacy. The secondary bedrooms are generous in size and ready to adapt as kids' rooms, guest space, or a second home office. Descend to the lower level to discover a cozy rec room that's ideal for movie marathons or game nights, a wet bar to set up for snacks, and a dedicated gym space so you can skip the commute to the fitness centre and work out at home instead. Outside, the backyard offers a composite deck on a steel frame, perfect for BBQs, as well as zero maintenance landscaping, a vinyl fence for privacy and leads to an

exceptional 21'3" x 19'5" detached double garage with 10' ceilings, insulation and drywall, attic trusses with an access hatch and ladder for extra storage, a 16' x 8' garage door, 60A electrical service with EV charging, a 4 kW fan heater, and a side mount garage door opener, it's perfectly set up for cars, or hobbies. All of this is tucked into Dawson's Landing in Chestermere, a vibrant, family-focused community where life meets nature. Here you're moments from nearly 30 acres of planned protected wetlands and a 22-acre environmental reserve with scenic trails and a unique EcoPark, plus year-round recreation at nearby Chestermere Lake for swimming, boating, skating, and lakeside walks. With convenient access to schools, parks, shopping, and an easy commute into Calgary, this property offers a polished home in a community designed for everyday living and weekend play. Sellers are downsizing and some items may be negotiable.