



GRASSROOTS
REALTY GROUP

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472 Dawson Circle
Chestermere, Alberta

MLS # A2274443



\$849,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,619 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: n/a

Immediate possession available at 472 Dawson Circle. This impressive 2,619 sq ft NuVista Homes property offers 4 bedrooms and 2.5 bathrooms with a spacious, modern layout designed for today's family lifestyle. The main floor features an open-concept kitchen with quartz countertops, stainless steel appliances, premium cabinetry, and a large island that flows into the dining and great room—perfect for entertaining. A flex space adds versatility for a home office or playroom. Upstairs, the expansive primary bedroom includes a walk-in closet and luxurious ensuite, complemented by three secondary bedrooms, a full bathroom, and convenient upper-floor laundry. Large windows bring natural light throughout the home, enhancing its warm and inviting feel. A triple attached garage provides exceptional parking and storage. Located in a desirable community close to parks, pathways, schools, and amenities, this move-in-ready home blends style, comfort, and convenience. Photos are representative.