



GRASSROOTS
REALTY GROUP

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**307 Dawson Dock Way
Chestermere, Alberta**

MLS # A2275763



\$598,800

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,625 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this beautifully designed 1625 sq ft duplex by Broadview Homes, located in the vibrant community of Dawson's Landing. This home offers a double front-attached garage, 3 generously sized bedrooms, and 2.5 bathrooms. The open-concept main floor is perfect for entertaining, featuring high-quality finishes, a modern kitchen, and seamless flow between the living and dining areas. Upstairs, you'll find a huge bonus room, ideal for a media space, playroom, or home office. The primary bedroom includes a walk-in closet and private ensuite. The basement features rough-in plumbing, ready for your future development ideas. This home combines comfort, space, and style—perfect for families or first-time buyers looking to settle in a growing, well-connected neighborhood. Photos are representative.