



GRASSROOTS
REALTY GROUP

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149 Dawson Circle
Chestermere, Alberta

MLS # A2279352



\$670,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,811 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangu		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: Basement Fridge, Basement Range, Basement Washer/Dryer

Welcome to Dawson's Landing in Chestermere, where lifestyle, growth, and smart design come together. This 2-storey, 4 total bedrooms plus den home offers a bright, modern layout with large windows and an open-concept main floor that feels welcoming the moment you step inside. The east-facing frontage fills the home with natural morning light, while the functional floor plan is ideal for both family living and entertaining. The kitchen anchors the main level, flowing seamlessly into the living and dining areas and offering generous counter space and storage. A main-floor den adds valuable flexibility for a home office, study, or guest space. Upstairs, the home is thoughtfully laid out with spacious bedrooms, including a comfortable primary retreat, and convenient upper-level laundry. The legal one-bedroom basement suite with separate entrance is a major value-add, providing additional rental income potential or a private space for extended family. Outside, enjoy a fully fenced backyard, a large rear deck for summer entertaining, and the convenience of a double detached garage. This location truly sets the home apart - you're surrounded by expanding commercial amenities, existing schools, and within close proximity to the future public high school and planned recreation centre in Chestermere. Add in year-round enjoyment at Chestermere Lake, nearby parks and pathways, and quick access into Calgary, and it's easy to see why this area continues to attract strong demand.