



GRASSROOTS
REALTY GROUP

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197 Dawson Way
Chestermere, Alberta

MLS # A2280575



\$509,888

Division:	Dawson's Landing		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,542 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Other	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Located in the vibrant Dawson's Landing community of Chestermere, this end-unit townhome with NO CONDO FEES offers stylish living just moments from the lake and local amenities. Designed with both functionality and comfort in mind, this 3 bedroom, 2.5 bathroom home is ideal for families, professionals, or anyone looking for space to grow. The main floor welcomes you with 9' ceilings, pot lights throughout, wide staircases, and durable luxury vinyl plank flooring, setting the stage for a bright and inviting atmosphere. At the heart of the home is a contemporary kitchen featuring quartz countertops, abundant cabinetry, and a convenient breakfast bar that's perfect for casual meals or entertaining. The open layout flows effortlessly into the sun-filled living and dining areas, creating a warm and connected space for everyday living. Upstairs, the spacious primary bedroom serves as a private retreat, complete with a walk-in closet, elegant 4-piece ensuite, and a tray ceiling detail. Two additional bedrooms and a full bathroom provide flexibility for family, guests, or a home office. The unfinished basement offers endless possibilities to customize to your lifestyle, whether you envision a gym, media room, or additional living space. Step outside to a south-facing backyard that enjoys sunshine throughout the day. The yard is fully fenced and professionally landscaped, and a newly built two-tier deck makes it perfect for hosting, relaxing, or summer barbecues. Completing the home is a separated double detached garage that easily accommodates two vehicles while still offering plenty of room for storage. A fantastic opportunity to own a modern end-unit townhome in one of Chestermere's most desirable communities. Call today to book your showing!