



GRASSROOTS
REALTY GROUP

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**293 Dawson Way
Chestermere, Alberta**

MLS # A2283648



\$529,900

Division:	Dawson's Landing		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,537 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, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	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

Lakeside Living Meets Exceptional Value in Chestermere's Most Sought After Community. This 3 bedroom, 3 bathroom townhouse in the desirable Dawson community offers excellent value for families and investors alike. Backing onto peaceful green space, this end-unit property combines privacy with practical living and NO CONDO FEES. The main floor features an open concept layout that connects the living room, dining area, and kitchen. Large windows bring in plenty of natural light, creating a bright and welcoming atmosphere throughout. The home shows exceptionally well, with quality finishes and careful maintenance evident in every room. Upstairs, you will find three comfortable bedrooms including a spacious primary with 5 piece ensuite and walk-in-closet. Two full bathrooms accommodate busy household schedules with ease. Each bedroom offers good closet space and room for furniture arrangements that suit your needs. The unfinished basement provides significant potential for additional living space. Whether you envision a recreation room, home gym, or extra bedroom, this area adds substantial square footage to customize as you wish. Outside, the fully fenced backyard offers a private outdoor space for relaxation or entertaining. The double detached garage delivers ample parking and additional storage. Location highlights include walking distance to Dawson Point Dog Park and easy access to local amenities including grocery shopping at No Frills. Chestermere High School serves the area well for families with older children. The renowned Chestermere Lake sits nearby, providing year-round recreational activities from swimming and boating to ice fishing and skating. With its combination of move-in-ready condition, expansion potential, and prime backing onto green space, this townhouse represents a smart purchase in a growing community just

minutes from Calgary. Don't miss out. Call today for more information!!