



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

121 Dawson Circle
Chestermere, Alberta

MLS # A2284531



\$549,900

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,473 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1PRL
Utilities:	-

Inclusions: n/a

Modern, bright, and thoughtfully laid out—this home checks all the boxes for today's lifestyle. Step inside to an airy open-concept main floor filled with natural light from large windows and custom blinds for added privacy and style. At the heart of the home is a beautifully laid-out kitchen with expanded counter space and extra storage—ideal for anyone who loves to cook, host, or simply spread out and enjoy the space. Finished with quartz countertops throughout and stainless-steel appliances, the kitchen blends function with a clean, contemporary look. A practical mudroom at the back of the home, with storage and a 2 piece bath, leads to the backyard, where you'll find a flexible outdoor space to design into your ideal backyard. Heading upstairs, unwind in the spacious primary suite featuring a tray ceiling, walk-in closet, and a spacious ensuite. Two additional well-sized bedrooms, a full bathroom, and convenient upper-floor laundry complete the level. Downstairs, the unfinished basement is a blank canvas with bathroom rough-ins already in place—ready for your future development plans. Set in a desirable location near parks, pathways, schools, shopping, and restaurants, with the lake just minutes away, this home offers both everyday ease and weekend adventure. Priced to Sell!