



**6 Dawson Place
Chestermere, Alberta**

MLS # A2295785



\$1,100,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,438 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Driveway, Garage Faces Front, On Street, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: Builders Appliance Package

Welcome to the Ethan model by Genesis Builders Group, a stunning 2-storey home designed for modern family living and elevated entertaining, with a builder-proposed completion of January 2027 in Dawson's Landing, Chestermere. Arrive to a grand exterior with double front entrance doors, and step into a spacious foyer complete with a convenient walk-in closet. The main level immediately impresses with its open-concept layout, high ceilings, and large passage doors, all enhanced by an eye-catching open-to-below feature that fills the home with natural light. Designed with entertaining in mind, the great room is warm and inviting with an electric fireplace and pot lights throughout the great room and nook. The chef-inspired loaded kitchen features a gas cooktop range, ceiling-height cabinetry, and a large island, complemented by both a walk-in pantry and a dedicated spice kitchen—perfect for keeping your main space pristine while cooking. The mudroom, located just off the interior garage door, offers excellent storage solutions for everyday convenience, and a 2-piece powder room completes the main level. A rare and valuable feature, the main floor also includes a primary bedroom with its own private 3-piece ensuite, complete with a walk-in shower—ideal for guests or multi-generational living. Durable luxury vinyl plank flooring runs throughout the main level, with carpet on the stairs for added comfort, and thoughtful touches like a stub wall with railing detail add architectural interest. Upstairs, this home truly shines with four spacious bedrooms, each designed for comfort and privacy. The main upper primary suite is a personal retreat, featuring a tray ceiling, a luxurious 5-piece ensuite with a deep soaker tub, walk-in shower, dual vanities, and a private washing closet, along with his and hers walk-in

closets. A second upper-level primary bedroom also offers a private 5-piece ensuite with a soaking tub, dual vanities, double closets, and private washing closet. Bedrooms four and five each include their own private ensuites and walk-in closets, ensuring every family member has their own space. All bedrooms are generously sized, and additional features like swing closet doors enhance functionality throughout. A central bonus room with a tray ceiling provides the perfect space for relaxing or family time. The 9’ basement foundation offers incredible future potential and includes hot and cold rough-ins with a drain for a future bar, ideal for creating an entertainer’s dream lower level. A side entrance adds flexibility for future development opportunities. Additional highlights include an 8’ garage entry door, a BBQ gas line for outdoor enjoyment, and a thoughtfully designed layout offering a total of 5 bedrooms and 5.5 bathrooms. This home blends luxury, space, and versatility in one exceptional package—perfect for growing families or those who love to entertain. Hurry and book a showing to secure this home today!