



592 DAWSON Drive
Chestermere, Alberta

MLS # A2301477



\$510,000

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| Division: | Dawson's Landing | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,602 sq.ft. | Age: | 2023 (3 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Off Street, On Street, Parking Pad | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

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|--------------------|---|-------------------|----|
| Heating: | Central, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) | | |
| Inclusions: | NA | | |

Welcome to 592 Dawson Drive a simple but elegant semi-detached home, built in 2023 with thoroughly designed and everyday comfort. Upon entering, you will enjoy the streaming of natural light flow through the large front windows and open concept living room and kitchen. The spacious dining area connected directly with the kitchen offering the perfect space for family and friends gathering. The well-designed kitchen, which is equipped with stainless steel appliances, spacious kitchen island and quartz countertops. Conveniently located pantry to keeps everything organized, and everyday ease. Completing the main level includes a convenient 2-piece bathroom. The back yard with 20' x 20' parking pad and open space for your new custom deck to be completed. Upstairs, a primary bedroom with a walk-in closet and an ensuite along with two generously sized bedrooms and an additional 3-piece bathroom. The additional bonus room ideal for your lifestyle and/or quite retreat. Accessibly, the upper floor laundry room completes with a stacked washer and dryer, eliminating the need to run up and down the stairs for laundry tasks. The unfinished basement features high ceilings, plenty storage space, plumbing rough ins and a large window for your custom development, and with built SIDE ENTRANCE, ideal for a new legal suite to generate extra rental income in the near future. The new and vibrant community, Dawson's Landing offers scenic walking paths, parks, and access to schools and everyday amenities. Chestermere Lake just minutes away. Whether you are first time home buyer, or small family looking for a place to call home this one is perfectly yours!