

316 DAWSON Drive
Chestermere, Alberta

MLS # A2198168



\$568,000

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,573 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: NONE

This is a rare opportunity to own a stunning duplex with picturesque views of a serene community pond. Located just 22 minutes from downtown Calgary or the airport, this home offers the perfect balance of nature and convenience with all essential amenities nearby. Embrace a lifestyle that connects you to nature, with endless activities like swimming, skating, fishing at the lake, and enjoying picnics at the future eco-park while learning about wetland preservation. As you step into this meticulously crafted home, you'll be greeted by an open-concept floor plan. The main floor features a spacious den, a cozy living area, a dining space, and a modern kitchen perfect for both entertaining and everyday living. Upstairs, you'll find three generously sized bedrooms, including a master suite with an ensuite bathroom, and an additional full bathroom. Basement is unfinished but has separate access. The owners have taken exceptional care of this home, ensuring it remains in pristine condition. Tasteful touches such as elegant wallpapers, drapes, and blinds enhance the beauty of every room. Air Conditioner installed for comfortable summers. Don't miss out on this exceptional opportunity—contact your preferred realtor today!