

168 DAWSON Drive
Chestermere, Alberta

MLS # A2202484



\$564,999

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,404 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Ow		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Pantry, Quartz Counters, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Open House This Saturday, March 22, 2025, 12-5 PMIntroducing a superb half duplex in the charming community of Dawson's Landing, Chestermere, crafted by Morrison Homes. This home is a true gem, showcasing pristine condition both inside and out. Step inside to be greeted by an abundance of natural light streaming through the side and transom windows at the entrance. The expansive, east- and west-facing windows at the front and rear further enhance this warm, inviting glow, filling the open-concept main living space with brightness. Modern lighting fixtures, sleek hardware, and a blend of stylish vinyl flooring and plush carpeting throughout the home add a touch of contemporary elegance. The heart of the home is the central kitchen, featuring an exquisite tile backsplash, a generous island, and premium appliances, including a gas range with a range hood, a conveniently placed dishwasher in the island, and a built-in microwave. The adjacent dining room is at the rear of the home, providing plenty of space for entertaining family and friends. Up front, the living room boasts a cozy atmosphere with a feature wall and an electric fireplace. Completing the main floor is a stylish two-piece guest washroom. Venture upstairs to find equally impressive living quarters. The upper level boasts a convenient laundry closet and a primary bedroom that comfortably fits a king-sized bed. Its large window bathes the room in natural light, creating a delightful morning retreat. The primary suite also features an expansive walk-in closet and a sophisticated three-piece ensuite. Two additional well-sized bedrooms, each with ample window and closet space, offer versatile options for family or guests. A sizeable, contemporary four-piece bathroom serves these rooms. The unfinished basement, graced with a large rear window, presents an excellent opportunity for additional living

space development. The outdoor space is just as impressive, with a fully fenced backyard, a beautifully landscaped area, and a charming wooden patio perfect for spring and summer enjoyment. Completing this wonderful package is a double detached garage, adding convenience and appeal. Don't miss the chance to own this remarkable half duplex in Dawson's Landing, where modern living and a welcoming community await.