

477 Dawson Circle  
Chestermere, Alberta

MLS # A2156860



## \$615,000

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Dawson's Landing       |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,464 sq.ft.           | <b>Age:</b>   | 2022 (2 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached |               |                  |
| <b>Lot Size:</b> | 0.07 Acre              |               |                  |
| <b>Lot Feat:</b> | Standard Shaped Lot    |               |                  |

|                    |                                   |                   |        |
|--------------------|-----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -      |
| <b>Basement:</b>   | Full, Unfinished                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-1PRL |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island                    |                   |        |

**Inclusions:** none

This beautiful home in Dawson's Landing, Chestermere, offers 3 spacious bedrooms, 2.5 baths, and a bright open-concept main floor. The primary suite includes a tray ceiling, walk-in closet, and spa-like ensuite. Enjoy a functional mudroom, double detached garage, and an unfinished basement ready for your personal touch. Located minutes from playgrounds, shopping, schools, and Chestermere Lake, this home is perfect for families.