

636 Dawson Drive  
Chestermere, Alberta

MLS # A2159435



## \$580,000

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,576 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tray Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	NA		

Welcome to this brand new, beautiful semi-detached house in most of the most demanding communities of Dawson Landing, where this house features a side entrance to the basement with 9ft ceiling, concrete pad at the back, bonus area upstairs, primary bedroom with "Tray Ceiling" makes this property a complete package of functionality and elegance. At the entrance, you're welcomed with an open layout, a large living area with huge windows, a separate dining area and a good size kitchen with stainless steel appliances including a chimney hood fan and a built-in microwave. Venturing upstairs, this house has 3 bedrooms, 2.5 bathrooms, a laundry room and a bonus room. Primary bedroom has its own 4pc ensuite and a walkin closet. The other two bedrooms share another 4pc bathroom. Basement comes with a side entrance with 2 large windows that can be perfect for your future needs. The backyard comes with a huge backyard, gas line for the barbeque and a concrete pad as well.