

300 Dawson Drive
Chestermere, Alberta

MLS # A2162357



\$565,000

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,416 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		
Inclusions:	Refrigerator, Dishwasher, Microwave, Range hood, Washer/Dryer, Windows Coverings, Electric Stove		

Welcome to 300 Dawson Drive, an elegant Morrison home build! Discover modern elegance and comfort in this exquisite 3-bedroom, 2.5-bathroom home located in the vibrant community of Dawson's Landing in Chestermere. Built in 2023, this pristine residence offers a perfect blend of contemporary design and practical features, complemented by Alberta's New Home Warranty. Step into a welcoming open floor plan where the spacious living room, kitchen, and dining areas seamlessly connect. The abundance of windows allows natural light to flood the space, enhancing the airy and bright atmosphere. The main floor is elegantly appointed with Luxury Vinyl Plank flooring, providing both durability and a refined look. Carpeted stairs and a plush second level ensure added comfort, while stylish tile flooring graces the bathrooms. The upgraded gourmet kitchen is a chef's delight, featuring: Stainless Steel Appliances: Including a full-size fridge, built-in microwave, and a modern hood fan. Full Height Backsplash & Taller Cabinets: Enhancing both function and style with ample storage and a sleek appearance. Upgraded Sink & Separate Pantry: Offering convenience and practicality. The living room showcases a striking 50-inch electric fireplace with an upgraded feature wall, creating a cozy focal point perfect for relaxation and gatherings. The upgraded deck extends your living space outdoors, featuring elegant glass railings that ensures privacy. A convenient gas line is ready for your BBQ, making outdoor entertaining effortless. Enjoy picturesque views and peaceful surroundings as this home faces a beautifully maintained pond, complemented by lush greenery and accessible bike/walk pathways. Dawson's Landing offers a harmonious blend of natural beauty and modern amenities, enhancing your quality of life. This exceptional home is

designed to meet the highest standards of modern living and is ready for you to move in and make it your own. Schedule your private showing today to experience the elegance and comfort of this remarkable property.