

236 Dawson Drive  
Chestermere, Alberta

MLS # A2167400



## \$559,000

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,404 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Window coverings

Discover modern living in this stunning 3-bedroom, 2.5-bath duplex, built in 2023 and nestled in the charming community of Dawson's Landing in Chestermere, AB. This thoughtfully designed home boasts a spacious open-concept layout that seamlessly combines style and functionality. The bright living area flows into a contemporary kitchen, perfect for entertaining or family gatherings. Step outside to enjoy serene views of a picturesque walking area right from your doorstep, ideal for leisurely strolls or morning runs. The outdoor space provides a peaceful retreat, surrounded by nature. Additional features include a convenient parking pad in the back, ensuring easy access and ample space for vehicles, along with a private side entrance that adds to the home's charm. Enjoy an evening on the deck located at the back of the home. Come see it for yourself!