



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2 Dawson Place Chestermere, Alberta

MLS # A2295789



\$899,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,584 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Builders Appliance Package

Step into the Aspen III by Genesis Builders Group and experience a home designed for both everyday living and effortless entertaining, ready for possession in December 2026 in Dawson's Landing, Chestermere. As you enter through the impressive entrance door, you're welcomed by a bright main level flex room, enclosed with a stylish French door—perfect for a home office, kids' playroom, or a cozy sitting area. The home immediately showcases its soaring vaulted ceilings, dormer windows and interior doors throughout the main level, enhancing the sense of space and luxury. Moving further in, the home opens up to a stunning open-concept kitchen, dining, and living space, ideal for hosting family and friends. The loaded kitchen features a central island perfect for gathering, along with a gas cooktop, ceiling-height cabinetry, and an elegant reeded glass pantry door. The walk-through pantry connects seamlessly to the mudroom, making grocery hauls effortless. The living room is anchored by a cozy electric fireplace, while a stylish stub wall with railing detail adds architectural interest. Durable luxury vinyl plank flooring runs throughout the main level, with carpet on the stairs for added comfort. The main level features two spacious bedrooms, including a serene primary retreat complete with a walk-in closet and a luxurious 5-piece ensuite offering dual vanities, a deep soaker tub, and a walk-in shower with a tile base and added bench, plus a private water closet. The second bedroom is generously sized and located near a 4-piece bathroom with a tub/shower combo. The main floor laundry is conveniently located in the mudroom off the garage and includes upper cabinets for additional storage. Downstairs, the finished basement expands your living space with two additional bedrooms, a 4-piece

bathroom, a versatile flex room, and a grand rec room with a wet bar—perfect for entertaining. The basement also includes rough-in water lines for a future sink, offering added flexibility for future development. This home is thoughtfully equipped with modern features including a gas line to the garage and a BBQ gas line for outdoor convenience. The front-attached double garage includes an 8' garage door, and practical touches like swing doors on closets enhance everyday functionality. Outside, enjoy a deck overlooking a massive backyard, perfect for summer gatherings. The front-attached double garage and driveway provide ample parking, and the corner lot location offers additional street parking for guests. Ideally situated across from Dawson's Landing pond, you'll enjoy scenic walking paths just steps from your front door. This beautifully upgraded bungalow blends thoughtful design, premium finishes, and an unbeatable location. Genesis Builders Group follows the First-Time Home Buyer GST/HST Rebate to eliminate the 5% GST on qualifying new homes (up to \$1 million) for qualifying first time home buyers. Hurry and book a showing to secure this home today!