



**208 Dawson Circle  
Chestermere, Alberta**

**MLS # A2304859**



**\$839,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,412 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Gazebo, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Additional basement washer and dryer, refrigerator, electric stove, microwave, Gazebo

Welcome to an exceptional 2023-built home in the community of Dawson's Landing, where modern design, everyday functionality, and income potential come together on a generous 5,793 sqft quiet corner lot. Offering an impressive 3,514 sqft of beautifully developed living space, this west-facing residence is designed to capture warm afternoon light, filling the home with a bright and inviting atmosphere from the moment you arrive. Step inside the expansive main floor, where a grand foyer and 9-foot ceilings set the tone for the elegance that unfolds throughout. The open-concept layout seamlessly connects the kitchen, dining, and living areas, anchored by a breathtaking living room ceiling that soars over 18 feet. A stunning floor-to-ceiling tiled gas fireplace creates a dramatic focal point, adding warmth and sophistication to the heart of the home. The chef-inspired kitchen is both stylish and practical, featuring built-in appliances, ample cabinetry, abundant counter space, a massive walk-in pantry, and an oversized island perfect for entertaining, family gatherings, and effortless meal preparation. A main floor bedroom and full bathroom provide ideal flexibility for guests, multigenerational living, or a private home office, while the convenient boot room offers direct access to the double attached garage. The upper level continues to impress with over 1,300 sqft of thoughtfully designed space. A bright and open bonus room is bathed in natural light, creating the perfect retreat for relaxing or family movie nights. The luxurious primary suite is privately positioned and features a spacious walk-in closet along with a spa-inspired 5-piece ensuite complete with double vanities. On the opposite side of the home, three additional generously sized bedrooms share a full bathroom, offering comfort and privacy for the entire family. A well-appointed laundry room with additional storage

completes this level. The fully developed lower level offers outstanding versatility with its own private side entrance leading to a beautifully finished illegal basement suite spanning 930 sqft. Complete with a full kitchen, two bedrooms, a spacious living room, full bathroom, full-size washer and dryer, and dedicated utility room storage, this space is ideal for extended family, guests, or potential mortgage helper opportunities. Outside, the large landscaped yard is designed for both relaxation and entertaining, featuring a garden, gazebo, and concrete patio perfect for summer evenings and weekend gatherings. Ideally located near a convenient shopping complex for all your everyday and on-the-go needs, this remarkable home offers luxury, space, and lifestyle in one of the area's most desirable settings.