



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

178 Dawson Way
Chestermere, Alberta

MLS # A2306737



\$519,900

Division:	Dawson's Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,592 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: N/A

NO MONTHLY FEES!! FULL OWNERSHIP — NOT A CONDO!! OVER 2245 SQFT OF LIVING SPACE!! 4 BEDROOMS!! 3.5 BATHS!! DOUBLE DETACHED GARAGE!! FULLY FINISHED BASEMENT!! Step into a bright and welcoming main floor featuring a functional OPEN CONCEPT layout designed for everyday living and entertaining. The living area is filled with natural light from windows, flowing seamlessly into a well-appointed kitchen complete with an ISLAND, stainless steel appliances, and plenty of cabinetry. The dining area overlooks the backyard and offers direct access outside—perfect for indoor-outdoor living. A convenient 2PC bath completes this level. Upstairs, you’ll find 3 spacious bedrooms and 2 full baths. The PRIMARY BEDROOM offers a WALK-IN CLOSET and a luxurious 5PC ENSUITE. Two additional bedrooms share a 4PC bath, and the laundry is conveniently located on the same level. The FULLY FINISHED BASEMENT adds incredible value with a large rec area, WET BAR, dedicated GYM SPACE, an additional bedroom, and a 4PC bath. This BEAUTIFULLY MAINTAINED home is perfectly located CLOSE TO SHOPPING, PLAZAS, SCHOOLS, AND ALL AMENITIES, making it an excellent choice for families and investors alike. A COMPLETE PACKAGE IN A PRIME LOCATION—DON’T MISS THIS OPPORTUNITY!!