



**61 Dawson Gardens  
Chestermere, Alberta**

**MLS # A2307507**



**\$899,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,658 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** Fridge, Range Hood in Basement

Spectacular, fully developed SEVEN BEDROOM HOME WITH TRIPLE ATTACHED GARAGE AND LEGAL SUITE, located in the sought after community of Dawson Landing in Chestermere. Offering over 3,700 sq ft of thoughtfully designed living space, this exceptional property delivers the perfect blend of luxury and functionality. The sun filled main floor showcases a stunning open concept layout highlighted by a BREATHTAKING TWO STOREY LIVING ROOM WITH A DRAMATIC WALL OF WINDOWS and a striking floor to ceiling fireplace feature - an architectural showpiece that must be experienced in person. The spacious kitchen is beautifully appointed with quartz countertops, extensive cabinetry, an oversized island, and a full spice kitchen - complete with its own sink, gas stove and additional storage. The large dining area is surrounded by natural light and offers direct access to the fully fenced backyard through garden doors, creating a seamless indoor outdoor lifestyle. Designer touches throughout the kitchen and dining space add a modern, upscale feel. A versatile main floor bedroom (currently used as an office) provides excellent flexibility for guests or multi-generational living. Upstairs, you'll find a generous bonus room, a convenient laundry room and four well sized bedrooms, including a luxurious king sized primary retreat designed for comfort and relaxation. The PROFESSIONALLY DEVELOPED LEGAL BASEMENT SUITE offers incredible income potential or multi-family living options. Currently utilized as a daycare, this bright and modern space features a stylish white kitchen, a spacious family room, two bedrooms with large windows, and a full 4 piece bathroom. Ideally located just steps from the scenic pathways and surrounding natural beauty with beautiful Chestermere Lake just a stone's throw away, Dawson's

Landing is a vibrant, family friendly community with over 22 acres of environmental reserve, parks, and walking trails. With quick access to schools, shopping, and all amenities - and Calgary less than 30 minutes away, this is a great opportunity to own an exceptional home in PERFECT CHILD SAFE LOCATION.