



196 Dawson Drive
Chestermere, Alberta

MLS # A2310297



\$499,900

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,473 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Discover the perfect blend of comfort, convenience, and lifestyle in this immaculate 3-bedroom half duplex in the highly sought-after community of Dawson's Landing in Chestermere — and best of all, NO condo fees! Ideally located halfway between the incredible shopping of East Hills Shopping Centre and the beaches and recreation of Chestermere Lake, this home offers the lifestyle buyers dream about. Enjoy easy access to scenic ponds, walking paths, beautiful parks, and a short stroll to Rainbow Creek Elementary School. Inside, pride of ownership is obvious. This move-in ready home features numerous upgrades including central air conditioning, a gas range for the chef in the family, and a double garage for convenience and extra storage. The bright, modern layout is perfect for families, professionals, or anyone looking for a stylish home in a growing lake community. Imagine spending summer days at the lake and coming home to relax in air-conditioned comfort. Clean, upgraded, and absolutely turnkey — this is your chance to make Dawson's Landing home before summer arrives!