



**109 Dawson Drive  
Chestermere, Alberta**

**MLS # A2311173**



**\$530,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,415 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** TV Mount

**4 BEDS | 3.5 BATHS | A/C | FULL FINISHED BASEMENT | SEPARATE SIDE ENTRANCE | DECK & GARAGE** Welcome to this beautifully maintained Morrison-built home in Dawson's Landing, one of Chestermere's newest family-friendly communities. Built in 2022, some of the best advantages of this nearly new home is that the work is already done for you. Unlike buying a brand-new build, this home already includes many of the upgrades and finishing touches that add up quickly - including custom blinds, air conditioning, a detached double car garage, completed deck, partial fencing, Gemstone exterior lighting, and landscaping - allowing buyers to move in and enjoy their home right away. With 4 bedrooms and 3.5 bathrooms, the layout is ideal for families of all sizes. The main living areas are filled with natural light and designed for both everyday living and entertaining. The upper level features 3 bedrooms, 2 full bathrooms and the conveniently located laundry. This home was just professionally cleaned, making it truly move-in ready. The fully finished basement adds incredible flexibility, featuring a bedroom, full bathroom, wet bar with mini fridge, tons on storage space, a separate side entrance, and even a second set of laundry. Whether buyers are looking for extra space for teenagers, extended family, long-term guests, or simply additional functionality, this space is already fully completed. Outside, you'll find a partially fenced backyard, a deck perfect for summer evenings complete with a gas line for the barbecue, and a detached double garage. Dawson's Landing is known for its connection to nature - with a 24-acre Eco Park, 30 acres of wetlands, and gorgeous walking paths throughout the community. You're just 4 minutes from Chestermere Lake, 3

minutes to Lakeside Golf Club, and close to convenient new amenities going into Dawson's Landing, including a FreshCo grocery store and more. This is a fantastic opportunity to get into a growing community and enjoy everything Chestermere and lake living has to offer.