



**101 Dawson Drive  
Chestermere, Alberta**

**MLS # A2313122**



**\$620,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	1 and Half Storey, Attached-Side by Side		
<b>Size:</b>	1,742 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete	<b>Zoning:</b>	R-1PRL
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** None

Welcome to this exceptional opportunity in the highly sought-after lake community of Chestermere, Alberta. This beautifully maintained home offers a perfect blend of modern comfort, functional design, and outstanding long-term value in one of the fastest-growing communities just minutes from Calgary. Featuring a bright and open-concept layout, the main level is designed for both everyday living and entertaining. Large windows fill the home with natural light, creating a warm and inviting atmosphere throughout. The spacious living area flows seamlessly into the dining space and a well-appointed kitchen with ample cabinetry and counter space, making it the heart of the home. The upper level offers well-sized bedrooms, including a comfortable primary retreat designed for relaxation. Additional bedrooms provide flexibility for family, guests, or home office use. The home is thoughtfully laid out to maximize space, comfort, and functionality for a variety of lifestyles. Located in the vibrant community of Chestermere, residents enjoy access to Chestermere Lake, parks, playgrounds, schools, shopping, dining, and essential services—all within minutes. Quick access to Calgary via major roadways makes commuting convenient while still enjoying a quieter suburban lifestyle. **INVESTOR ALERT:** Strong rental demand, limited supply, and continuous community growth make this an excellent long-term investment opportunity. Chestermere's lake lifestyle, proximity to Calgary, and ongoing development support strong appreciation potential and stable rental income prospects. Don't miss your chance to own in one of Alberta's most desirable lake communities—book your private showing today!