



**GRASSROOTS**  
REALTY GROUP

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**352 Dawson Drive**  
**Chestermere, Alberta**

**MLS # A2317682**



**\$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>	1,416 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot, Level, Low Maintenance Landscape, Rec		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters		

**Inclusions:** N/A

Welcome to Dawson's Landing, one of Chestermere's fastest growing communities, where modern living meets everyday convenience. This beautifully maintained duplex features FRONT FACING POND AND PATHWAY VIEWS, allowing you to take in the scenic surroundings right from your doorstep. Being built in 2023, this home offers the perfect opportunity to enjoy a LIKE NEW HOME with the peace of mind that comes from years of low maintenance ownership ahead. PROFESSIONALLY CLEANED and MOVE-IN READY, this home is ready for its next family. Inside, the bright and welcoming main floor showcases LUXURY VINYL PLANK FLOORING, LARGE WINDOWS, and an EAST WEST ORIENTATION that fills the home with natural light throughout the day. The thoughtfully upgraded kitchen features STAINLESS STEEL APPLIANCES, a built-in microwave, stainless steel hood fan, ample cabinetry, and a functional layout designed for both everyday living and entertaining. Upstairs, you'll find three spacious bedrooms, including a well sized primary retreat complete with its own PRIVATE 4-PIECE ENSUITE. The additional bedrooms with shared bathroom provide flexibility for family, guests, or a home office, while the UPSTAIRS LAUNDRY offers additional convenience. The unfinished basement offers endless possibilities and is complemented by a SEPARATE SIDE ENTRANCE, making it an excellent option for future development, multigenerational living, teenagers seeking their own space, or extended stay guests. Completing the property is a DOUBLE DETACHED GARAGE, providing secure parking and additional storage year-round. It's location in the community is just as impressive, offering quick access to the highway for an easy commute while remaining far enough away to maintain a quiet residential

atmosphere. The future commercial district planned nearby will bring additional shopping, dining, and amenities to the community, while everyday conveniences are already within easy reach, including East Hills Shopping Centre, just minutes away. With its modern finishes, exceptional location, and BEAUTIFUL POND VIEWS, this is a fantastic opportunity to own a nearly new home in one of Chestermere's most exciting communities.