



432 Dawson Circle
Chestermere, Alberta

MLS # A2321955



\$749,000

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|------------------|-------------------------------------|---------------|------------------|
| Division: | Dawson's Landing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,206 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Level, Rectangular Lot, See Remarks | | |

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|--------------------|---------------------------------------------------------------------------|-------------------|-----|
| Heating: | High Efficiency, Fireplace(s), Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | See Remarks, Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Double Vanity, Kitchen Island, See Remarks, Separate Entrance | | |

Inclusions: N/A

EXTENDED CUSTOM BEDROOMS THROUGHOUT / TRIPLE CAR GARAGE / MAIN FLOOR BEDROOM AND FULL BATH / FULLY UPGRADED KITCHEN / SEPARATE ENTRANCE TO BASEMENT / WALKING DISTANCE TO SCHOOL AND SHOPPING

Welcome to this exceptional home situated on a rare 46-ft wide lot, offering a triple attached garage and a thoughtfully designed layout that's far from your typical 4-bedroom home. Every bedroom has been generously extended, creating spacious retreats that feel more like private primary suites. The main floor features a bedroom and full bathroom, perfect for guests, multi-generational living, or a home office. The stunning chef-inspired kitchen showcases showhome-quality upgrades, a spacious pantry, premium finishes, and abundant storage. The bright living room is highlighted by a cozy fireplace and large windows that flood the space with natural light. Large windows throughout the home create an open, airy atmosphere in every room. The upper level offers a spacious bonus room surrounded by large windows, creating the perfect space for family gatherings, a media room, or a children's play area. A convenient walk-in laundry room with a sink adds everyday functionality. Two of the bedrooms feature walk-in closets, while the oversized bedroom layouts provide comfort and privacy rarely found in traditional homes. Additional features include rough-ins already completed for security cameras and in-ceiling speakers, offering a head start on your smart home and entertainment setup. The separate side entrance provides excellent future basement development potential. Ideally located within walking distance to schools, grocery stores, daycares, and restaurants, and just minutes from beautiful Chestermere Lake, this home

combines luxury, functionality, and an unbeatable location. A rare opportunity to own a truly upgraded and thoughtfully designed family home in one of Chestermere's most desirable communities.