



GRASSROOTS
REALTY GROUP

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**45 Dawson Gardens
Chestermere, Alberta**

MLS # A2333374



\$825,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,416 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		
Inclusions:	None		

Welcome to this stunning, move-in ready Triple garage, Open to below living area, Main floor bedroom and full bath, Total 4-bedroom, 3 full-bath home in the vibrant community of Chestermere, thoughtfully designed to offer the perfect blend of style, comfort, and functionality. The main floor features a convenient bedroom and full bathroom, making it ideal for guests, extended family, or multi-generational living. Luxury vinyl plank flooring flows throughout the open-concept layout, seamlessly connecting the spacious great room, dining area, and beautifully appointed kitchen complete with built-in appliances. The impressive open-to-below living room is highlighted by a striking electric fireplace with a floor-to-ceiling tiled surround, creating a warm and elegant focal point. Upstairs, you'll find three generously sized bedrooms, including a relaxing primary retreat, a versatile bonus room perfect for family entertainment or a home office and the added convenience of an upper-level laundry room. The unfinished basement features 9-foot foundation walls, rough-in plumbing, and a separate side entrance, offering outstanding potential for future development or secondary suite (subject to municipal approval). A perfect blend of comfort, style, and functionality. Incredible value here! Book yours showing with your favorite realtor for private tour.