



GRASSROOTS
REALTY GROUP

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**468 Dawson Circle
Chestermere, Alberta**

MLS # A2337131



\$895,800

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,401 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Interior Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Wired for Sound

Inclusions: NA

Experience a sophisticated lifestyle in this stunning former showhome, where clean architectural lines and bright, open-concept spaces create an immediate sense of quality. The main floor features durable, stylish flooring and a neutral palette, offering a seamless flow that is perfect for both daily living and entertaining. A dedicated home office near the entrance provides a private workspace, while the separate entrance offers added convenience and versatile potential. The central living area is anchored by a contemporary linear fireplace with a unique geometric tile surround and large windows that invite natural light. The primary chef-inspired kitchen showcases a mix of white and charcoal cabinetry, premium stainless steel appliances, and gold accents. For those who love to cook, the fully equipped spice kitchen provides a secondary, enclosed space to prepare meals while keeping the main living area pristine and odor-free. Upstairs, the home continues to impress with a bright landing and well-appointed bathrooms featuring quartz countertops and sleek fixtures. Every detail, from the textured designer backsplashes to the high-end hardware, reflects a commitment to professional-grade style. This property offers a rare opportunity to own a thoughtfully designed former showhome in a prime location, perfectly blending functional upgrades with a modern, high-end feel.