



GRASSROOTS
REALTY GROUP

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1167 Dawson Dock Avenue S
Chestermere, Alberta

MLS # A2337162



\$610,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Tankless Hot Water		
Inclusions:	N/A		

This is a pre-sale home to be constructed. Welcome to 1167 Dawson Dock Avenue, a beautifully designed home offering functional living in the growing community of Dawson's Landing, Chestermere. Ideally located near parks, schools, pathways, shopping, and everyday amenities, this home features a bright open-concept main floor with a spacious living and dining area, a well-appointed kitchen with ample cabinetry and counter space, and a versatile flex room perfect for a home office, playroom, or guest room. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and ensuite, along with two additional bedrooms and a full bathroom. The undeveloped basement provides endless possibilities for future development, while the spacious backyard and 20' x 21' concrete parking pad offer plenty of outdoor space and future garage potential. Combining comfort, functionality, and an excellent location just minutes from Calgary. Photos are representative.