



GRASSROOTS
REALTY GROUP

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**2013 Dawson Dock Road
Chestermere, Alberta**

MLS # A2347758



\$549,900

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions:	na
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Discover the perfect blend of functionality, comfort, and modern style in this 1,634 sq. ft. home by Truman, located in the desirable community of Dawson's Landing in Chestermere. Thoughtfully designed for today's lifestyle, the main floor features an open-concept layout with the kitchen flowing into the dining and living areas, creating an inviting space for everyday living and entertaining. A main-floor bedroom and full bathroom add exceptional flexibility for guests, extended family, or a home office. Upstairs, you'll find three additional bedrooms, including a spacious primary bedroom with a private ensuite, along with a versatile bonus room perfect for family movie nights, a playroom, or a quiet retreat. Convenient upper-floor laundry adds everyday practicality, keeping household routines simple and efficient. Enjoy the benefits of living in Dawson's Landing, with nearby parks, pathways, schools, shopping, and dining in Chestermere, plus convenient access to Calgary and East Hills Shopping Centre. Experience thoughtful design and everyday comfort with Truman Homes. Live Better, Live Truman.