



GRASSROOTS
REALTY GROUP

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2005 Dawson Dock Road
Chestermere, Alberta

MLS # A2348357



\$499,900

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,314 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot		

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

Inclusions:	na
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Welcome to this beautifully designed Truman Arley model in the sought-after community of Dawson's Landing in Chestermere. This 3-bedroom home offers a thoughtfully designed layout with plenty of space for family living. The main floor features an open-concept design with a spacious great room, dining area, and well-appointed kitchen, creating a comfortable setting for both everyday living and entertaining. A separate side entrance provides convenient access to the lower level and added flexibility for the future development. Upstairs, you'll find three well-appointed bedrooms, including a spacious primary retreat with a private ensuite, along with two additional bedrooms, a full bathroom, and laundry area. Combining design, quality Truman craftsmanship, and a family-friendly community setting, the Arley offers a practical and stylish home in Dawson's Landing, with easy access to Chestermere amenities and Calgary.