

**1017 Dawson Dock Avenue**  
**Chestermere, Alberta**

**MLS # A2213836**



**\$574,900**

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to your future home in the heart of Dawson's Landing—one of Chestermere's most exciting and fast-growing communities! This Brand-New Duplex has everything you need and more. As you walk in, you're greeted by a spacious foyer that opens up into a bright and airy living room—perfect for Relaxing or Entertaining. The Open-Concept layout flows right into the dining area and a stylish Kitchen with modern stainless steel appliances. There's also a handy 2-piece bathroom on the main floor, plus a mudroom that leads out to the Backyard. Upstairs, the Primary Bedroom offers a peaceful retreat with its own 3-piece ensuite and Walk-In Closet. You'll also find Two more good-sized Bedrooms, another full bathroom, a cozy Bonus Room, and convenient upstairs Laundry—no more hauling baskets up and down the stairs! The Basement has a Separate Side Entrance and is ready for your creative ideas. Whether you're thinking of developing or creating the ultimate rec space, the potential is all yours. The Parking pad will be poured by the Builder in Summer. This is a great opportunity to get into a beautiful new home in a fantastic neighborhood. Situated in a prime location close to schools, parks, and local amenities, this home is perfect for families or investors looking for a great opportunity. Come check it out—you might just fall in love!