

**273 Dawson Circle**  
**Chestermere, Alberta**

**MLS # A2214724**



**\$549,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,472 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Private, Rectangular Lot, Views		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tray Ceiling(s)		

**Inclusions:** None

Experience the epitome of park-front luxury in this stunning detached home, perfectly blending modern style with serene surroundings. Featuring premium finishes and an expansive open floor plan, this residence offers the ideal setting for effortless entertaining and everyday living. The sleek KITCHEN is equipped with high-end stainless steel appliances and elegant quartz countertops, while the DOUBLE CAR GARAGE provides ample space for vehicles and storage. Spacious Living Spaces The upstairs layout boasts three generously sized bedrooms, including a master suite that stands out with its expansive walk-in closet, tray ceilings, and breathtaking views of the adjacent greenspace. The ensuite bathroom features a standing shower, adding a touch of luxury to this private retreat. Potential for Future Development (subject to city approval) The basement is roughed-in for bathroom, comes with two egress windows and high ceilings providing a solid foundation for a future suite or additional living space. This presents an exciting opportunity for potential homeowners looking to add value or create a multi-generational living arrangement. Prime Location Situated in a highly sought-after neighborhood, this property offers easy access to local schools, shopping centers, and the convenience of Costco, Walmart at East Hills Plaza just a short 7-minute (approx) drive away. Whether you're looking for a family-friendly environment or a peaceful retreat, this home provides the perfect balance of tranquility and accessibility. Don't Miss Out This exceptional property offers a rare combination of luxury, space, and location. Schedule your private tour today and discover why this home stands out in the neighborhood. Note - pictures have been virtually staged.