

**185 Dawson Circle**  
**Chestermere, Alberta**

**MLS # A2215380**



**\$580,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,480 sq.ft.	<b>Age:</b>	2022 (3 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, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	r-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** N/a

Welcome to this beautifully designed 2-storey DETACHED house, which offers nearly 1,500 sq ft of functional, family-friendly living space without the burden of condo fees. With a west-facing yard and rear double detached garage, this home delivers comfort, convenience, and value. Step inside and instantly feel the difference of the expanded rear kitchen layout, the largest available in the series.. Durable LVP flooring runs throughout the bright main floor, while stylish tile welcomes you at both entrances. The main level features a spacious dining area, and the sunlit kitchen at the rear is sure to impress—complete with quartz countertops, a large island, full-height cabinetry, soft-close drawers, and a generous pantry. A 2-piece powder room is conveniently tucked around the corner. Upstairs, a wide staircase leads to three bedrooms, including a large primary bedroom with its own walk-in closet and private ensuite. A 4-piece main bath and upper laundry provide extra convenience and separation between the primary and secondary bedrooms. The unfinished basement offers creating a prime opportunity for a future added living space. Finished off with a rare rear double garage, this home truly has it all—space, style, and a location perfect for families.. Come see it for yourself! \*\*\*\*Virtual photos used for presentation purposes\*\*\*\*