

192 Dawson Drive
Chestermere, Alberta

MLS # A2227765



\$549,900

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,367 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: None

This beautifully designed 2-storey 1367 sqft, 3 bedroom, 2.5 bathroom, semi-detached is ideal for a growing family. Surrounded by scenic walkways, pristine wetlands, and a future eco-park, this thoughtfully planned community keeps you connected to nature. Step inside to 9-foot ceilings and a spacious living room—perfect for entertaining family and friends. Durable luxury vinyl plank flooring flows into the heart of the home: a modern kitchen featuring a large center island, full-height cabinets, soft-close doors, corner pantry, and upgraded stainless steel appliances, including a gas range and French door refrigerator. Adjacent to the kitchen is a cozy dining area filled with natural light, while a tucked-away 2-piece powder room completes the main floor layout. Upstairs, the open landing leads to three well-sized bedrooms. The primary suite features large windows, a walk-in closet, and a private 4-piece ensuite. A second 4-piece bathroom serves the two additional bedrooms. The unfinished basement offers a blank canvas for your creative vision—whether it's a rec room, home gym, or additional living space. A double detached garage accessed via a paved back lane completes this impressive property.