

**121 Dawson Circle**  
**Chestermere, Alberta**

**MLS # A2189540**



**\$578,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,470 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>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1PRL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** N/A

Blending modern design with comfortable living, this home offers a bright, open-concept main floor with large windows that flood the space with natural light. The spacious living room is perfect for both relaxation and entertaining, while the stylish kitchen features top-of-the-line stainless steel appliances, sleek stone countertops, and plenty of storage space to meet all your culinary needs. Upstairs, you'll find a spacious primary suite with a tray ceiling, a walk-in closet, and a spa-inspired ensuite complete with a quartz countertop and a roomy shower. Two additional well-sized bedrooms, a full bathroom, and a conveniently located laundry area round out the upper floor. The unfinished basement offers a blank slate for your creative vision, complete with plumbing rough-ins for a future bathroom. Accessible through a practical mudroom off the kitchen, the backyard is a versatile space ready for your personal touch. This home is just a short drive to the lake, making it a perfect spot to enjoy both nature and convenience. Don't miss your chance to own this stunning home in one of Chestermere's most desirable neighborhoods!