

**400 DAWSON Drive**  
**Chestermere, Alberta**

**MLS # A2216727**



**\$549,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Dawson's Landing                                  |               |                  |
| <b>Type:</b>     | Residential/Duplex                                |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                   |               |                  |
| <b>Size:</b>     | 1,425 sq.ft.                                      | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Off Street, Parking Pad                           |               |                  |
| <b>Lot Size:</b> | 0.08 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Rectangular Lot |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <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>   | Separate/Exterior Entry, Full, Unfinished  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance |                   |    |

**Inclusions:** N/A

Welcome to this stunning brand-new home, perfectly situated on a corner lot across from a picturesque pond with a scenic walking path. This thoughtfully designed residence features three spacious bedrooms and two and a half bathrooms. At the back, you'll find a concrete pad ready for the development of a future garage. Upon entering, you're greeted by a generous living area that flows into a modern kitchen with an island and a separate dining space, along with a convenient two-piece bathroom on the main floor. Upstairs, the primary bedroom offers a private three-piece ensuite and a walk-in closet, while the other two bedrooms share a well-appointed four-piece bathroom. The basement includes a separate entrance and remains unfinished, offering endless possibilities for future development. Don't miss this out!