

217 Dawson Way  
Chestermere, Alberta

MLS # A2260614



## \$514,000

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,560 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Quartz Counters		

**Inclusions:** N/A

Beautifully maintained, 3 bed and 2.5 bath, like-new townhouse, with NO CONDO FEES, in Dawson Landing, very desirable area of Chestermere. This conveniently located home offers 1,560 sq ft of modern living, with an open-concept main floor, featuring a bright living, dining area, centrally located kitchen with a large kitchen island, Elegant quartz countertops, stainless steel appliances, lots of cabinetry to meet all your storage needs. 2-pc powder room, front and back entry closets completes main floor. Upstairs, you'll find a spacious primary suite with a 4-piece ensuite with double vanity and walk-in closet, 2 additional bedrooms and another 4 pc bathroom.. The unfinished basement is ready for your creativity, currently being used as gym, storage needs. Fully landscaped front and backyard, fully fenced with double detached garage in the back with key-less entry gives you all amenities of a full house with a lower price tag. This home is located near shopping, parks, walkways and yet away from noisy main roads, makes it very desirable for living thus making very attractive rentals. Great investment opportunity in declining interest rate environment. Call your favorite realtor to book a showing!!