

**311 Dawson Dock Way
Chestermere, Alberta**

MLS # A2268583



\$619,800

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,887 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning 1890 sqft duplex in the sought-after community of Dawson's Landing, built by Broadview Homes and ready for possession! This thoughtfully designed home features 4 spacious bedrooms, 2.5 bathrooms, and a double front attached garage. Enjoy the bright, open-concept main floor with sleek stainless steel appliances, a walk-through pantry, and modern finishes throughout. The upper level boasts spacious primary bedroom, dual vanity sinks & walk-in closet. With 3 more large bedrooms upstairs, there is plenty of space for a growing family. A perfect blend of style, comfort, and functionality. Photos are representative.