

**149 Dawson Circle  
Chestermere, Alberta**

**MLS # A2279352**

**\$670,000**



<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,811 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, On Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangu		

<b>Heating:</b>	Central, 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	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1PRL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Basement Fridge, Basement Range, Basement Washer/Dryer		

Welcome to Dawson's Landing in Chestermere, where lifestyle, growth, and smart design come together. This 2-storey, 4 total bedrooms plus den home offers a bright, modern layout with large windows and an open-concept main floor that feels welcoming the moment you step inside. The east-facing frontage fills the home with natural morning light, while the functional floor plan is ideal for both family living and entertaining. The kitchen anchors the main level, flowing seamlessly into the living and dining areas and offering generous counter space and storage. A main-floor den adds valuable flexibility for a home office, study, or guest space. Upstairs, the home is thoughtfully laid out with spacious bedrooms, including a comfortable primary retreat, and convenient upper-level laundry. The legal one-bedroom basement suite with separate entrance is a major value-add, providing additional rental income potential or a private space for extended family. Outside, enjoy a fully fenced backyard, a large rear deck for summer entertaining, and the convenience of a double detached garage. This location truly sets the home apart - you're surrounded by expanding commercial amenities, existing schools, and within close proximity to the future public high school and planned recreation centre in Chestermere. Add in year-round enjoyment at Chestermere Lake, nearby parks and pathways, and quick access into Calgary, and it's easy to see why this area continues to attract strong demand.