

**121 Dawson Circle  
Chestermere, Alberta**

**MLS # A2284531**



# \$549,900

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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, Open Floorplan, Quartz Counters		

**Inclusions:** n/a

Modern, bright, and thoughtfully laid out—this home checks all the boxes for today's lifestyle. Step inside to an airy open-concept main floor filled with natural light from large windows and custom blinds for added privacy and style. At the heart of the home is a beautifully laid-out kitchen with expanded counter space and extra storage—ideal for anyone who loves to cook, host, or simply spread out and enjoy the space. Finished with quartz countertops throughout and stainless-steel appliances, the kitchen blends function with a clean, contemporary look. A practical mudroom at the back of the home, with storage and a 2 piece bath, leads to the backyard, where you'll find a flexible outdoor space to design into your ideal backyard. Heading upstairs, unwind in the spacious primary suite featuring a tray ceiling, walk-in closet, and a spacious ensuite. Two additional well-sized bedrooms, a full bathroom, and convenient upper-floor laundry complete the level. Downstairs, the unfinished basement is a blank canvas with bathroom rough-ins already in place—ready for your future development plans. Set in a desirable location near parks, pathways, schools, shopping, and restaurants, with the lake just minutes away, this home offers both everyday ease and weekend adventure. Priced to Sell!