

**217 Dawson Way
Chestermere, Alberta**

MLS # A2260614



\$514,000

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

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	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!!