

196 Dawson Circle  
Chestermere, Alberta

MLS # A2119698



\$917,900

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,350 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Garage Faces Front, On Street, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Interior Lot, Street Lighting, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: Spice Kitchen: Stove

Welcome to the Acacia II; presented by Broadview Homes. This home has 2350 SqFt of living space with a Chef & Spice Kitchen, 5 Bedrooms-including a main level bedroom and 4 full Bathrooms. The gorgeous Chef's Kitchen features plenty of cabinet space, soft-close doors and drawers, and stainless steel appliances and a large centre island with barstool seating. Keep this area spotless and use the spice kitchen outfitted with a stove, range hood, sink and storage. The kitchen opens to a large Great Room and Dining Nook. The great room has a centred fireplace adding to the comfort and ambiance. Upstairs you will find a bonus room, 5 bedrooms, 3 full bathrooms and the laundry. The primary has a deep walk-in closet and a private 5pc ensuite bathroom is outfitted with dual vanities, a large soaking tub, walk-in shower and private washing closet. The 2nd primary bedroom has a 4pc ensuite bathroom and walk-in closet. Bedrooms 3 & 4 upstairs are both great sizes; these share the main 4pc bathroom. The laundry room is a great size allowing for shelving and easy organization. Downstairs, the basement has 9' ceilings and is ready to grow with your family's needs. Hurry and book a showing at your brand new Broadview Home today.