

**226 Dawson Way**  
**Chestermere, Alberta**

**MLS # A2308187**



**\$515,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,598 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>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	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>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Located in the growing and family-friendly community of Dawson's Landing, this stylish and well-designed townhome offers the perfect blend of modern comfort and functional living with the added bonus of no monthly condo fees. Thoughtfully designed with an open-concept layout, the main floor is bright and inviting, creating an ideal space for both everyday living and entertaining. Upstairs, you'll find 3 spacious bedrooms, convenient upper-floor laundry, and a functional layout perfect for families, professionals, or first-time buyers alike. The fully finished basement adds incredible versatility and is currently set up as an office and gym space, while easily offering the flexibility for a recreation room, games area, media room, or additional living space to suit your lifestyle. Added upgrades such as automated window coverings bring both convenience and a modern touch to the home. Outside, enjoy the benefit of a double detached garage and a low-maintenance lifestyle without condo fees. Perfectly positioned near parks, pathways, schools, and everyday amenities, this is an exceptional opportunity to own a stylish move-in ready home in one of Chestermere's sought-after newer communities.