

**332 Dawson Drive**  
**Chestermere, Alberta**

**MLS # A2309306**



**\$559,900**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,614 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, On Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, See Remarks, Separate Entrance, Vinyl Windows		

**Inclusions:** Washer /Dryer in basement can be purchased by buyers

Welcome to this gem of in the heart of Chestermere. This meticulously maintained duplex offers the space and privacy of a single family home, boasting five spacious bedrooms and four full bathrooms across a thoughtfully designed floor plan. The main floor offers an open living room and dining room with a kitchen and an island with quartz counter tops. There is a bedroom and full bathroom also on the main floor. Upstairs you will find the master suite complete with an en-suite and 2 other bedrooms that share a full bathroom. There is also a loft/bonus room and conveniently located upstairs laundry. The basement has a separate entrance, where you find another living room/bonus room which can be used for the kids play room or gym. The basement also features a fifth bedroom and a full bathroom. It is also professionally and legally developed. The property is situated on a prime corner lot, this residence overlooks a lush green space, providing serene views and an abundance of natural light throughout the day. This home is perfect or large families , multi-generational living or those seeking a home office space. Dawson's landing is just a short drive from the lake, with local schools and shopping close by. Don't miss this one call to book your showing today. \*\*fridge can be negotiated for \$2000\*\*