REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

144 Dawson Drive
Chestermere, Alberta

MLS # A2354328

$525,000

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,473 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-3
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Built-in Features, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

ELEVATED LIVING IN DAWSON LANDING / UPGRADED STARTER HOME / 3 BEDROOM / 2.5 BATHROOM / UPGRADED OVERSIZED GARAGE / CENTRAL AIR CONDITIONING / Introducing a beautifully upgraded starter home in the sought-after community of Dawson Landing, Chestermere, where modern elegance meets everyday comfort. From the moment you arrive, the home welcomes you with stunning landscaping and exceptional curb appeal, setting the tone for the thoughtfully designed interiors that await. Offering 1,473 sq. ft. of refined living space, 3 bedrooms, and 2.5 bathrooms, this inviting residence blends stylish finishes with a functional layout, making it an ideal opportunity for first-time buyers, growing families, or anyone looking to elevate their lifestyle. Step inside to discover an open-concept main floor designed for effortless living and entertaining. The seamless flow from the living room to the dining area creates a warm, inviting atmosphere, leading into a chef-inspired kitchen that serves as the heart of the home. Here, upgraded floor-to-ceiling cabinetry, a sleek gas range, a custom dry bar, and a premium lighting package come together to create a space that is both sophisticated and practical. Every detail has been thoughtfully selected to enhance the home's modern aesthetic and everyday functionality. Tucked discreetly near the mudroom access, the main-floor powder room adds a layer of convenience while maintaining the home's clean, well-considered layout. Upstairs, discover a private retreat designed to accommodate the needs of modern living. Two generously sized secondary bedrooms offer flexibility for family, guests, or a dedicated home office, complemented by a full bathroom and the added convenience of upper-floor laundry. The primary bedroom serves as a peaceful escape, complete with its own private ensuite

featuring a sleek stand-up shower, creating the perfect space to unwind at the end of the day. Beyond the home itself, enjoy the convenience of a well-connected community with nearby parks, green spaces, and shopping centres, offering the perfect balance of outdoor recreation and everyday essentials. Whether you're enjoying a leisurely stroll, spending quality time outdoors, or running daily errands, everything you need is within convenient reach. With easy access to the heart of Chestermere and convenient routes into Calgary, commuting, shopping, dining, and enjoying the best of both cities becomes effortless.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Real Broker. Information is believed to be reliable but not guaranteed.