

**217 Dawson Circle**  
**Chestermere, Alberta**

**MLS # A2212228**



**\$573,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1PRL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows		

**Inclusions:** none

Sophistication, beauty and modern conveniences are captured in this amazing family home. With high ceilings and an open concept, the main floor is awash with natural light. Kitchen and counter space is plentiful and perfect for entertaining guests. The upper floor has plush carpets, laundry, full bath, 3 bedrooms and ensuite. Views are spectacular from the upstairs windows. The unfinished basement is waiting to be designed by you. Whether a functional family space, office, playroom, extra bedroom or home gym, the rough-ins are there for an additional bathroom. You have the ability to create your own garden oasis in the backyard. For those hot summer days or beautiful fall afternoons, you are a short drive from the lake. Close to shopping, playgrounds, walking paths and Calgary, this home is Chestermere is ideal for a family looking for a beautiful home in a quiet neighbourhood.