

303 Dawson Dock Way  
Chestermere, Alberta

MLS # A2268612

\$602,800

|           |                                 |        |                  |
|-----------|---------------------------------|--------|------------------|
| Division: | Dawson's Landing                |        |                  |
| Type:     | Residential/Duplex              |        |                  |
| Style:    | 2 Storey, Attached-Side by Side |        |                  |
| Size:     | 1,625 sq.ft.                    | Age:   | 2025 (0 yrs old) |
| Beds:     | 3                               | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached          |        |                  |
| Lot Size: | 0.10 Acre                       |        |                  |
| Lot Feat: | Level                           |        |                  |

|             |                                                                                            |            |     |
|-------------|--------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                    | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Vinyl Plank                                                          | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                            | Condo Fee: | -   |
| Basement:   | Full                                                                                       | LLD:       | -   |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                                                            | Zoning:    | TBD |
| Foundation: | Poured Concrete                                                                            | Utilities: | -   |
| Features:   | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |            |     |

Inclusions: N/A

Welcome to this stunning 3 bed, 2.5 bath duplex by Broadview Homes, offering 1,625 sqft of modern living space in the vibrant community of Dawson's Landing. The open-concept main floor features a bright and spacious layout, perfect for entertaining. Upstairs, enjoy a large bonus room—ideal for a family room, office, or play space. Thoughtfully designed with quality finishes throughout. Close to parks, pathways, schools & amenities. Photos are representative.