

# \$580,000 - 109 Dawson Drive, Chestermere

MLS® #A2249225

**\$580,000**

4 Bedroom, 4.00 Bathroom, 1,412 sqft

Residential on 0.06 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to your new home in the heart of Chestermere's sought-after Dawson's Landing! This beautifully finished, move-in-ready property offers 3 spacious bedrooms and 2.5 bathrooms, plus a fully developed basement complete with its own private entrance, laundry, additional bedroom, and bathroom—perfect for extended family, guests, or rental potential.

The detached double garage provides plenty of space for vehicles, storage, or hobbies, making life a little easier on chilly winter days.

Dawson's Landing is a lively, family-friendly community surrounded by schools, parks, shopping, and dining. With quick access to Stoney Trail and 16th Avenue, commuting is simple and convenient. Just minutes away, Chestermere Lake offers year-round fun—from summer swims and kayaking to winter skating and ice fishing—ensuring there's always something to enjoy right outside your door.

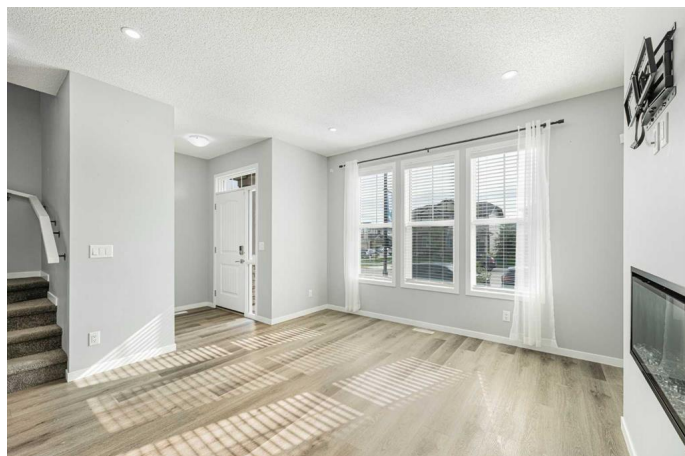
Come experience the perfect blend of comfort, convenience, and community—you'll love calling this place home!

Built in 2022

## Essential Information

MLS® #

A2249225



|                |                        |
|----------------|------------------------|
| Price          | \$580,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,412                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 109 Dawson Drive |
| Subdivision | Dawson's Landing |
| City        | Chestermere      |
| County      | Chestermere      |
| Province    | Alberta          |
| Postal Code | T1X 1Z8          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bidet, Kitchen Island, Open Floorplan, Pantry, Separate Entrance                                                                                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |
| Fireplaces        | Electric                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Exterior Entry, Finished, Full                                                                                                                     |

**Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 20                |
| Zoning         | R-3               |
| HOA Fees       | 210               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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