

# \$549,900 - 192 Dawson Drive, Chestermere

MLS® #A2227765

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.06 Acres

Dawson's Landing, Chestermere, Alberta

This beautifully designed 2-storey 1367 sqft, 3 bedroom, 2.5 bathroom, semi-detached is ideal for a growing family. Surrounded by scenic walkways, pristine wetlands, and a future eco-park, this thoughtfully planned community keeps you connected to nature. Step inside to 9-foot ceilings and a spacious living room—perfect for entertaining family and friends. Durable luxury vinyl plank flooring flows into the heart of the home: a modern kitchen featuring a large center island, full-height cabinets, soft-close doors, corner pantry, and upgraded stainless steel appliances, including a gas range and French door refrigerator. Adjacent to the kitchen is a cozy dining area filled with natural light, while a tucked-away 2-piece powder room completes the main floor layout. Upstairs, the open landing leads to three well-sized bedrooms. The primary suite features large windows, a walk-in closet, and a private 4-piece ensuite. A second 4-piece bathroom serves the two additional bedrooms. The unfinished basement offers a blank canvas for your creative vision—whether it's a rec room, home gym, or additional living space. A double detached garage accessed via a paved back lane completes this impressive property.

Built in 2021

## Essential Information

MLS® #

A2227765



|                |                        |
|----------------|------------------------|
| Price          | \$549,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,367                  |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 192 Dawson Drive |
| Subdivision | Dawson's Landing |
| City        | Chestermere      |
| County      | Chestermere      |
| Province    | Alberta          |
| Postal Code | T1X 1Z8          |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Other                                                   |
| Parking Spaces | 2                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan                                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                           |
| Cooling           | Central Air                                                                                                          |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                     |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Back Yard, Front Yard |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingle     |
| Construction | Stone, Vinyl Siding |
| Foundation   | Poured Concrete     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 16              |
| Zoning         | R3              |
| HOA Fees       | 200             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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