

# \$575,000 - 100 Dawson Drive, Chestermere

MLS® #A2226562

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,544 sqft

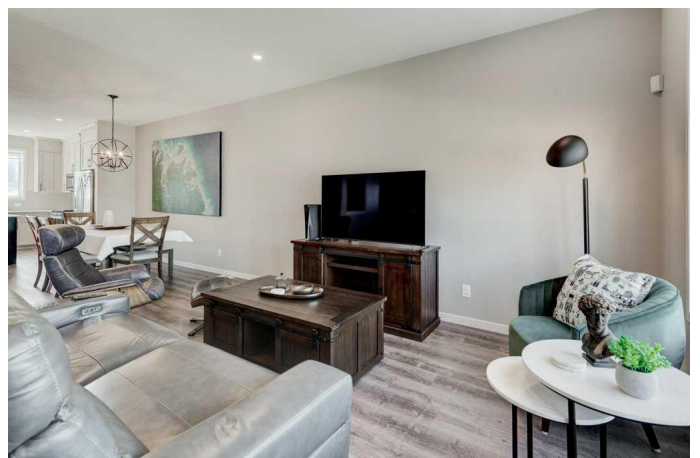
Residential on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

Welcome Home! This modern, open-concept home is designed to impress from the moment you step inside. Bright sunlight throughout from the beautiful corner lot location. Possible side entry is an option if you are looking to add another residence in the untouched basement. Every inch is thoughtfully planned—no space is wasted. Large, bright windows fill the main level with natural light, creating a spacious and airy atmosphere. The heart of the home features a stylish office nook, a generous dining and living area, and a stunning kitchen complete with gleaming white quartz countertops, a spacious pantry, beautiful cream coloured upgraded cabinetry, and an oversized island perfect for gathering and entertaining. Just off the kitchen, you'll find a private powder room and a convenient mudroom leading out to the backyard oasis. Here, enjoy a low-maintenance lawn, a large deck for hosting, and a double detached garage. Upstairs, practicality meets comfort with upper floor laundry, three large and sunlit bedrooms, and two full bathrooms. The primary suite is a true retreat, offering a walk-in closet and a beautiful ensuite with high-end finishes. From top to bottom, this home blends modern style with functional design—there's truly nothing not to love. Book your personal viewing today!

Built in 2022

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2226562               |
| Price          | \$575,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,544                  |
| Acres          | 0.08                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 100 Dawson Drive |
| Subdivision | Dawson's Landing |
| City        | Chestermere      |
| County      | Chestermere      |
| Province    | Alberta          |
| Postal Code | T1X1Z9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Unfinished                                                                                        |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                           |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Stone, Vinyl Siding                                                                            |
| Foundation        | Poured Concrete                                                                                |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 21             |
| Zoning         | R3             |
| HOA Fees       | 210            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | 4th Street Holdings Ltd. |
|----------------|--------------------------|

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