

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

MLS® #A2226562

**\$575,000**

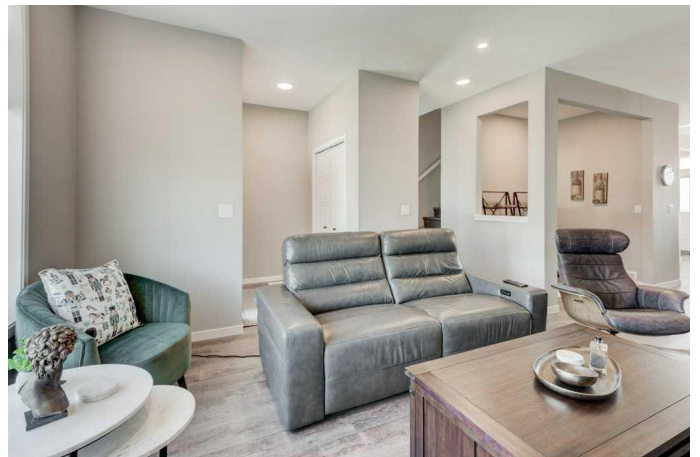
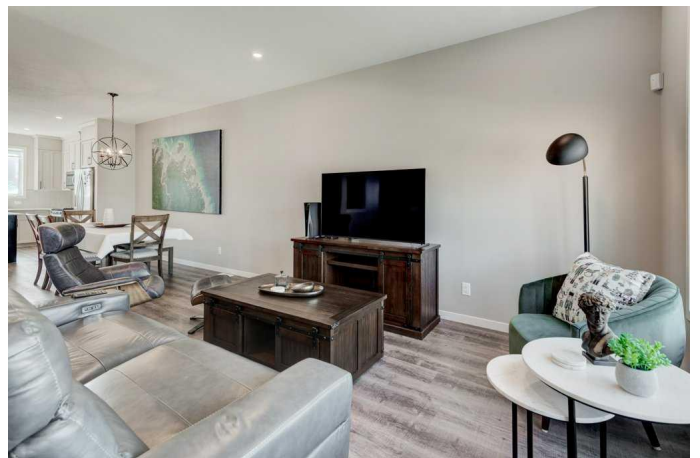
3 Bedroom, 3.00 Bathroom, 1,544 sqft  
Residential on 0.08 Acres

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	20
Zoning	R3
HOA Fees	210
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	4th Street Holdings Ltd.
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