

# \$569,900 - 204 Dawson Drive, Chestermere

MLS® #A2200161

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,542 sqft

Residential on 0.06 Acres

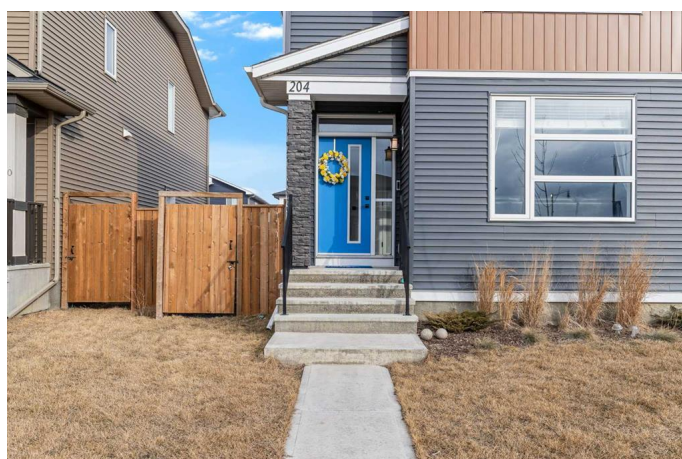
Dawson's Landing, Chestermere, Alberta

Welcome home! This modern, open concept home is absolutely dressed to impress you! From top to bottom this home is absolutely adorable and no space is wasted. With large bright windows, the main level is open and airy. Featuring a well appointed office nook, a spacious dining and living area, and a gorgeous kitchen. The kitchen is designed with shiny white quartz countertops, a handy pantry, navy shaker style cabinets and a huge island. On your way out to the back deck you'll notice a private powder room and mudroom. Your backyard is host to a double detached garage, a deck for entertaining and low maintenance lawn. Upstairs you'll be happy to find upper floor laundry for easy chore making, three large, bright bedrooms and two full bathrooms. The primary bedroom has a walk in closet and beautiful ensuite bathroom. There is nothing not to love about this property. OPEN HOUSE this SATURDAY, March 8th from 2-4 PM\*\*\*

Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2200161  |
| Price      | \$569,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,542                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 204 Dawson Drive |
| Subdivision | Dawson's Landing |
| City        | Chestermere      |
| County      | Chestermere      |
| Province    | Alberta          |
| Postal Code | T1X 2A2          |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Gas Stove, Range Hood, Washer             |
| Heating           | Central, Natural Gas  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 46              |
| Zoning         | R3              |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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