

# \$564,999 - 168 Dawson Drive, Chestermere

MLS® #A2202484

**\$564,999**

3 Bedroom, 3.00 Bathroom, 1,404 sqft  
Residential on 0.07 Acres

Dawson's Landing, Chestermere, Alberta

\*\*\*Open House This Saturday, March 22, 2025, 12-5 PM\*\*\*Introducing a superb half duplex in the charming community of Dawson's Landing, Chestermere, crafted by Morrison Homes. This home is a true gem, showcasing pristine condition both inside and out.

Step inside to be greeted by an abundance of natural light streaming through the side and transom windows at the entrance. The expansive, east- and west-facing windows at the front and rear further enhance this warm, inviting glow, filling the open-concept main living space with brightness. Modern lighting fixtures, sleek hardware, and a blend of stylish vinyl flooring and plush carpeting throughout the home add a touch of contemporary elegance.

The heart of the home is the central kitchen, featuring an exquisite tile backsplash, a generous island, and premium appliances, including a gas range with a range hood, a conveniently placed dishwasher in the island, and a built-in microwave. The adjacent dining room is at the rear of the home, providing plenty of space for entertaining family and friends. Up front, the living room boasts a cozy atmosphere with a feature wall and an electric fireplace.

Completing the main floor is a stylish two-piece guest washroom. Venture upstairs to find equally impressive living quarters. The



upper level boasts a convenient laundry closet and a primary bedroom that comfortably fits a king-sized bed. Its large window bathes the room in natural light, creating a delightful morning retreat. The primary suite also features an expansive walk-in closet and a sophisticated three-piece ensuite.

Two additional well-sized bedrooms, each with ample window and closet space, offer versatile options for family or guests. A sizeable, contemporary four-piece bathroom serves these rooms. The unfinished basement, graced with a large rear window, presents an excellent opportunity for additional living space development.

The outdoor space is just as impressive, with a fully fenced backyard, a beautifully landscaped area, and a charming wooden patio perfect for spring and summer enjoyment. Completing this wonderful package is a double detached garage, adding convenience and appeal.

Don't miss the chance to own this remarkable half duplex in Dawson's Landing, where modern living and a welcoming community await.

Built in 2022

### **Essential Information**

MLS® #	A2202484
Price	\$564,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,404
Acres	0.07
Year Built	2022

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	168 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, Enclosed, Garage Door Opener, Owned, Rear Drive, See Remarks
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, See Remarks
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Mixed, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 15th, 2025
Days on Market	21
Zoning	R-3
HOA Fees	210
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office            Real Estate Professionals Inc.

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