$540,900 - 120 Dawson Drive, Chestermere

MLS® #A2205801

$540,900
3 Bedroom, 3.00 Bathroom, 1,583 sqft
Residential on 0.03 Acres

Dawson's Landing, Chestermere, Alberta

Here it is! Your chance to own a stunning duplex in the beautiful community of Dawsonâ€™s Landing. Located just 25 minutes from downtown Calgary and the airport, this home offers the perfect mix of comfort and accessibility. Dawsonâ€™s Landing is a vibrant community in Chestermere, offering nearby schools, parks, shopping, and dining. With quick access to major roads like Stoney Trail and 16th Avenue, commuting is effortless. Enjoy everything the area has to offer like year round activities at Chestermere Lake! Step inside this meticulously cared for home to find an open concept layout, with big windows, designed for modern living. The main floor features a bright den, a cozy living room, dining space, and a stylish kitchen with cabinets to the ceiling and a gourmet upgrade! Just off the kitchen, the back door opens up to an extra large deck, ideal for summer barbecues with a convenient gas line! The main level is complete with a powder room conveniently tucked away by the back door. Heading upstairs, youâ€™ll find three generously sized bedrooms, including a luxurious primary suite. The ensuite bathroom features upgraded finishes, including a glass enclosed shower and double sinks for added convenience. An additional full bathroom completes the upper floor as well as the washer and dryer. This home comes with numerous thoughtful upgrades, including central air conditioning for those warm summer days, a water softener for added comfort, and

a poured concrete pad in the backyard for a future garage. The unfinished basement provides plenty of opportunities for future customization. Donâ€™t miss your chance to own this home and become part of the welcoming community! Call your realtor and start your next chapter!

Built in 2022

Essential Information

MLS® #	A2205801
Price	$540,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,583
Acres	0.03
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	120 Dawson Drive
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X1Z9

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Days on Market	34
Zoning	R3
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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