

\$580,000 - 109 Dawson Drive, Chestermere

MLS® #A2249225

\$580,000

4 Bedroom, 4.00 Bathroom, 1,412 sqft

Residential on 0.06 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to your new home in the heart of Chestermere's sought-after Dawson's Landing! This beautifully finished, move-in-ready property offers 3 spacious bedrooms and 2.5 bathrooms, plus a fully developed basement complete with its own private entrance, laundry, additional bedroom, and bathroom—perfect for extended family, guests, or rental potential.

The detached double garage provides plenty of space for vehicles, storage, or hobbies, making life a little easier on chilly winter days.

Dawson's Landing is a lively, family-friendly community surrounded by schools, parks, shopping, and dining. With quick access to Stoney Trail and 16th Avenue, commuting is simple and convenient. Just minutes away, Chestermere Lake offers year-round fun—from summer swims and kayaking to winter skating and ice fishing—ensuring there's always something to enjoy right outside your door.

Come experience the perfect blend of comfort, convenience, and community—you'll love calling this place home!

Built in 2022

Essential Information

MLS® #

A2249225



Price	\$580,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,412
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	109 Dawson Drive
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1Z8

Amenities

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

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Bidet
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	49
Zoning	R-3
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.