

# \$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, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                               |
| 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 | 15               |
| Zoning         | R-3              |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.