

# \$535,000 - 185 Dawson Drive, Chestermere

MLS® #A2262795

**\$535,000**

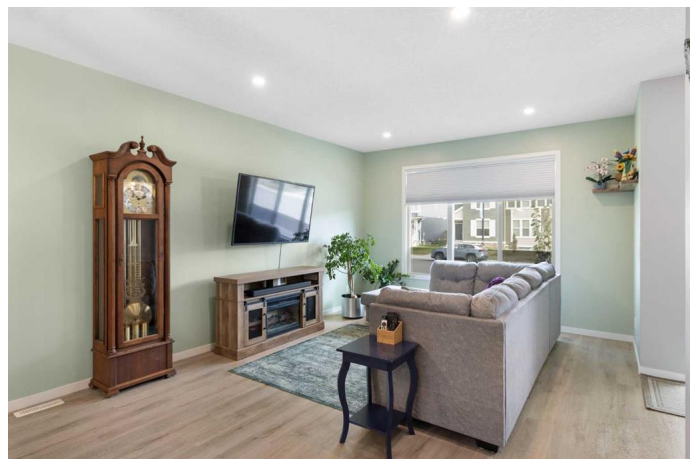
3 Bedroom, 3.00 Bathroom, 1,590 sqft

Residential on 0.06 Acres

Dawson's Landing, Chestermere, Alberta

This immaculate one-owner semi-detached home, built in 2021, perfectly blends modern design, thoughtful upgrades, and everyday comfort. Step inside to a bright, open-concept main floor featuring a chef-inspired kitchen with gas range, extended 8'™ island, over-cabinet lighting, and a custom pantry built beside the fridge – ideal for organization and extra storage. The spacious living and dining areas flow seamlessly together, perfect for family dinners or entertaining friends. Upstairs, you'll find three generous bedrooms, including a stylish primary suite complete with walk-in closet and private ensuite with a separate bathtub and shower. The full unfinished basement is ready for your ideas – complete with a bathroom rough-in, offering the perfect opportunity to create a future rec room, gym, or guest suite. Step into the fully fenced backyard, leading to an oversized double garage that's every homeowner's dream – 22x20 with an 8'™ door, 60-amp service, upgraded panel, fully insulated and drywalled, plus a gas line and heater. And because comfort matters year-round, this home also comes with central air conditioning. Located in the growing, family-friendly community of Dawson's Landing, close to parks, schools, and walking paths, this property delivers both lifestyle and value. Move-in ready, lovingly maintained, and packed with upgrades – welcome home!

Built in 2021



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262795               |
| Price          | \$535,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,590                  |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 185 Dawson Drive |
| Subdivision | Dawson's Landing |
| City        | Chestermere      |
| County      | Chestermere      |
| Province    | Alberta          |
| Postal Code | T1X 1Z8          |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Kitchen Island, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Smart Home |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Oven                                                         |
| Heating           | Forced Air                                                                                                                            |
| Cooling           | Central Air                                                                                                                           |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full                                                                                                                                  |

## Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape, Rectangular Lot, City Lot |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Vinyl Siding                                                                                  |
| Foundation        | Poured Concrete                                                                               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 30                |
| Zoning         | R3                |
| HOA Fees       | 210               |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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