

\$525,000 - 197 Dawson Drive, Chestermere

MLS® #A2261451

\$525,000

2 Bedroom, 3.00 Bathroom, 1,557 sqft

Single Family on 0.06 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to 197 Dawson Drive â€” thoughtfully designed for comfort, connection, and low-maintenance living. From the moment you step inside, youâ€™ll appreciate the inviting flow and natural light pouring through the large front windows of the living room. Just beyond, you'll find the spacious dining area and open-concept kitchen offering the perfect space to gather, featuring timeless quartz countertops, a sleek undermount sink, and an upgraded gourmet kitchen package. A walk-in pantry keeps everything organized, while the adjacent mudroom and powder room are conveniently located for everyday ease. Completing the main floor is an additional lifestyle space â€” ideal for a home office, reading nook, or play area. Upstairs, youâ€™ll find two generously sized bedrooms â€” each with its own private ensuite for ultimate comfort and privacy. One bedroom features a deluxe upgraded ensuite and a spacious walk-in closet. A bright upper-level laundry room and central loft provide additional flexibility for relaxing, working from home, or pursuing any indoor hobbies. The unfinished basement boasts high ceilings, ample storage space, plumbing rough ins and a large window for your future development. Outside, enjoy a fully fenced backyard perfect for pets, play, or summer gatherings â€” plus a double detached garage for added convenience. With warm, welcoming neighbours and a strong sense of community, Dawsonâ€™s Landing offers



scenic walking paths, parks, and access to future schools and everyday amenities just steps away. Whether you're starting fresh, scaling down, or simply looking for a home that blends style with practicality, this one checks all the boxes. (id:6289)

Built in 2021

Essential Information

Listing #	A2261451
Price	\$525,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,557
Acres	0.06
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	197 Dawson Drive
Subdivision	Dawson's Landing
City	Chestermere
Province	Alberta
Postal Code	T1X1Z8

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping, Water Nearby
Features	Back lane
Parking Spaces	2
Parking	Detached Garage, Other, Street
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Range - Electric, Dishwasher, Stove, Dryer, Microwave, Window Coverings
Heating	Natural gas Forced air

Cooling	None
# of Stories	2

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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