

# \$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 Dawson's Landing. Located just 25 minutes from downtown Calgary and the airport, this home offers the perfect mix of comfort and accessibility. Dawson'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, you'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. Don'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 | 25               |
| Zoning         | R3               |
| HOA Fees       | 200              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.