

# \$549,900 - 400 Dawson Drive, Chestermere

MLS® #A2216727

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,425 sqft

Residential on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to this stunning brand-new home, perfectly situated on a corner lot across from a picturesque pond with a scenic walking path. This thoughtfully designed residence features three spacious bedrooms and two and a half bathrooms. At the back, you'll find a concrete pad ready for the development of a future garage.

Upon entering, you're greeted by a generous living area that flows into a modern kitchen with an island and a separate dining space, along with a convenient two-piece bathroom on the main floor. Upstairs, the primary bedroom offers a private three-piece ensuite and a walk-in closet, while the other two bedrooms share a well-appointed four-piece bathroom. The basement includes a separate entrance and remains unfinished, offering endless possibilities for future development. Don't miss this out!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2216727  |
| Price          | \$549,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,425     |
| Acres          | 0.08      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 400 Dawson Drive |
| Subdivision | Dawson's Landing |
| City        | Chestermere      |
| County      | Chestermere      |
| Province    | Alberta          |
| Postal Code | T1X 2R6          |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Playground              |
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                |
| Heating           | Forced Air                                                                                 |
| Cooling           | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | Exterior Entry, Full, Unfinished                                                           |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 17            |

|                |     |
|----------------|-----|
| Zoning         | R2  |
| HOA Fees       | 210 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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