

\$574,900 - 125 Dawson Drive, Chestermere

MLS® #A2243260

\$574,900

3 Bedroom, 3.00 Bathroom, 1,587 sqft
Residential on 0.06 Acres

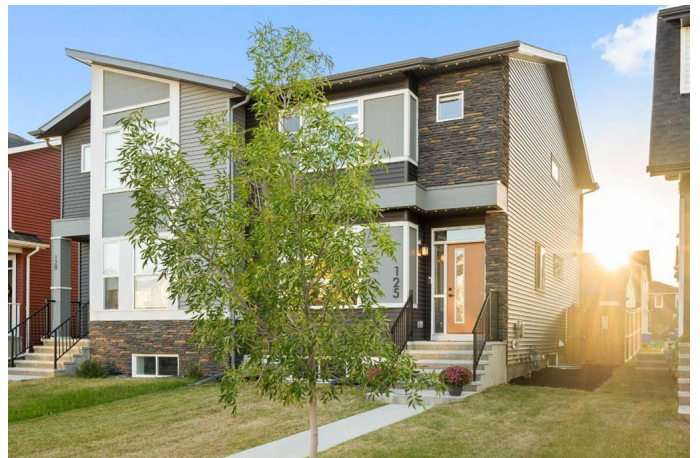
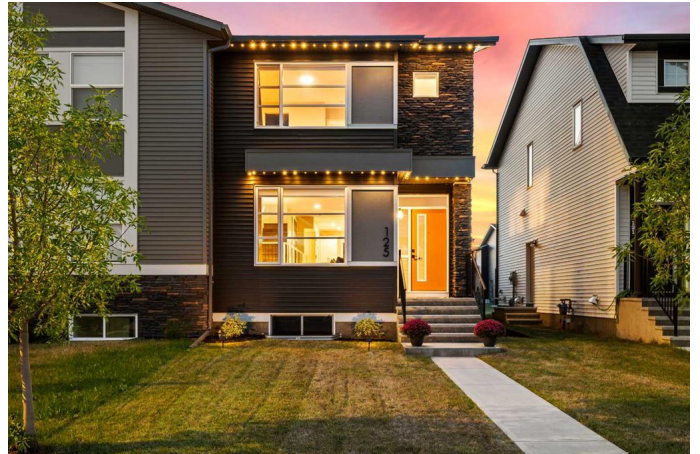
Dawson's Landing, Chestermere, Alberta

Welcome to 125 Dawson Drive, your new address in the serene lake community of Chestermere! The professionally installed GEMSTONE LIGHTING, combined with the modern elevation, enhance the curb appeal of this stunning home.

This one-of-a-kind residence boasts NUMEROUS BUILDER UPGRADES and custom touches, designed to captivate even the most discerning buyers. Bathed in sunlight from its EAST FACING exposure and expansive modern windows, this home exudes warmth and style.

Upon entry, you're welcomed into a large family room highlighted by an ELECTRIC FIREPLACE, perfect for cozy evenings all year round. Adjacent to this space is a versatile MAIN FLOOR OFFICE, ideal for remote work or as a dedicated play area for the kids.

The heart of the home is the rear gourmet kitchen, complete with premium STAINLESS STEEL APPLIANCES, sleek STONE COUNTERTOPS, and a BUILT-IN MICROWAVE. The kitchen features stylish TUXEDO CABINETRY with SOFT-CLOSE HARDWARE and a large center island, conveniently positioned next to the dining area, making it perfect for entertaining family and friends. A secluded half bathroom with 9-foot ceilings is thoughtfully tucked away down a short staircase off of the main living



area. Every window through the home is outfitted with HIGH END, CUSTOM HUNTER DOUGLAS ROLLER SHADES to allow for privacy without compromising the natural light that floods this home. Step outside the rear door, complete with bench and coat closet, to a FULLY FENCED BACKYARD, offering a secure space for kids and pets to roam freely.

The open staircase, adorned with classic SPINDLE RAILINGS, leads to the upper level where a SPACIOUS BONUS ROOM awaits, inviting more natural light through a generous side window. The entire upper floor and staircase are also finished with LUXURY VINYL PLANK, combining durability with elegance, and the benefit of NO CARPET.

The primary suite is a tranquil retreat, comfortably accommodating a king-sized bed and all of your other furniture. The airy ensuite bathroom features a GLASS ENCLOSED SHOWER and an EXTENDED VANITY for added storage. The walk-in closet has been outfitted with MODERN, GLASS SLIDING BARN DOOR. Two additional bedrooms, a stylish 4-piece bathroom, and a convenient laundry room complete the upper level.

The unfinished basement is a blank canvas for your future development, with a thoughtfully added second window a rough-in for future bathroom.

At the rear, you'll find an OVERSIZED DOUBLE GARAGE, the largest allowable garage on this duplex lot. Garage comes pre-installed with a MyQ SMART GARAGE DOOR system and 220V EV CHARGING PLUG for level 2 charging, ready for your ELECTRIC VEHICLE!

Don't miss the opportunity to view this stunning home in person. Contact your favorite

realtor today to schedule a showing!

Built in 2022

Essential Information

MLS® #	A2243260
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,587
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	125 Dawson Drive
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1Z8

Amenities

Amenities	None
Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Oversized
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Few Trees, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	6
Zoning	R3
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

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

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.