

# \$574,900 - 125 Dawson Drive, Chestermere

---

MLS® #A2243260

**\$574,900**

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

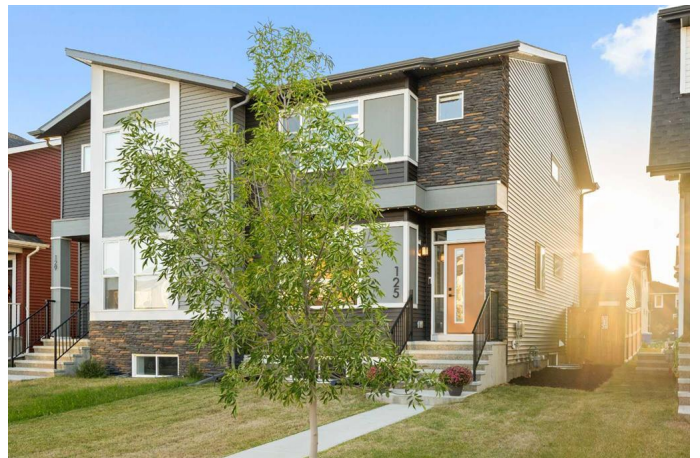
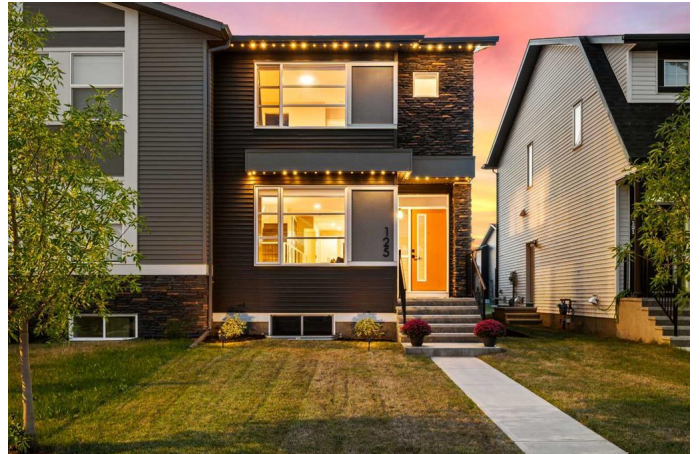
Dawson's Landing, Chestermere, Alberta

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, Double Garage Detached, Garage Door Opener, Oversized, Alley Access |
| # 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 | 24              |
| 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.