

# \$635,000 - 285 Dawson Circle, Chestermere

MLS® #A2218515

## \$635,000

4 Bedroom, 3.00 Bathroom, 1,825 sqft

Residential on 0.07 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to this beautiful 1,825 sq ft home located in the vibrant community of Dawson Landing in Chestermere AB. Situated on a conventional lot facing a peaceful park, this home offers a functional and open-concept layout designed for modern family living. The main floor features a spacious kitchen equipped with stainless steel appliances, a bright living and dining area, and a convenient bedroom with a full bathroom—ideal for guests or multigenerational living. Upstairs, you'll find four generously sized bedrooms and two full bathrooms, including a master suite complete with a walk-in closet and private ensuite. A versatile bonus room provides additional space for a home office, media area, or playroom. This property also includes a separate side entrance to the basement, offering excellent potential for future development or a legal suite. At the rear, a 20'™ x 20'™ concrete parking pad adds convenience and flexibility. Located just a 5-minute drive from major amenities such as Costco, Walmart, Cineplex, Chestermere Lake, numerous restaurants, and with easy access to Stoney Trail and Highway 1, this home combines comfort, convenience, and community. Don't miss your chance to own a beautifully designed home in one of Chestermere's most desirable neighborhoods—book your showing today!

Built in 2023



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218515    |
| Price          | \$635,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,825       |
| Acres          | 0.07        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 285 Dawson Circle |
| Subdivision | Dawson's Landing  |
| City        | Chestermere       |
| County      | Chestermere       |
| Province    | Alberta           |
| Postal Code | T1X2R1            |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Separate Entrance, Walk-In Closet(s)               |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |

|              |                        |
|--------------|------------------------|
| Construction | Concrete, Vinyl Siding |
| Foundation   | Poured Concrete        |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 5             |
| Zoning         | RC-1          |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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