

# \$539,900 - 641 Dawson Drive, Chestermere

MLS® #A2189461

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,586 sqft  
Residential on 0.07 Acres

Dawson's Landing, Chestermere, Alberta

Step into this stunning, BRAND NEW, never-lived-in home that combines modern elegance with practical upgrades. With a total finished area of 1,585.8 square feet, this home offers so much both inside and out. The main level showcases exquisite hardwood flooring, stylish kitchen lighting, a striking slate grey backsplash, and luxurious carpeting in all three bedrooms. Say goodbye to working at the kitchen table—this home features a semi-enclosed office/den on the main floor, perfect for productivity. The spacious, contemporary kitchen is a chef's dream, equipped with TOP-OF-THE-LINE STAINLESS STEEL APPLIANCES, a LARGE KITCHEN ISLAND, and a walk-in pantry. It flows effortlessly into the dining and living areas, creating an ideal space for hosting and entertaining. Head upstairs to discover a primary bedroom complete with a beautifully UPGRADED ENSUITE BATH. Enjoy dual sinks, a deluxe walk-in shower, and thoughtful design touches. Laundry is conveniently located just outside the primary bedroom, while two secondary bedrooms—one featuring a walk-in closet—are down the hall. The second full bathroom offers a large soaking tub, perfect for unwinding with a bubble bath. The basement offers endless possibilities and is a blank canvas awaiting your personal touch—customize it to suit your family's unique needs. Outside, you'll find two convenient parking pads, providing ample space for vehicles. Situated in the heart



of Dawson's Landing, this home provides the best of both worlds: tranquility and convenience. Explore the scenic walking paths around Lake Chestermere, enjoy quick access to top-rated schools, and revel in nearby amenities like East Hills Shopping Plaza, where retail, dining, and entertainment options abound. This is more than a house; it's the perfect place to call home. Don't miss your opportunity to own this incredible property—schedule your viewing today!

Built in 2024

### Essential Information

MLS® #	A2189461
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,586
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	641 Dawson Drive
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2R6

### Amenities

Amenities	Other, Playground, Park
Parking Spaces	2

Parking Parking Pad

## Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), See Remarks

Appliances Dishwasher, Refrigerator, Electric Stove, Microwave Hood Fan

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features None

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed January 23rd, 2025

Days on Market 71

Zoning R-3

HOA Fees 210

HOA Fees Freq. ANN

## Listing Details

Listing Office CIR Realty

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