

# \$529,900 - 169 Dawson Drive, Chestermere

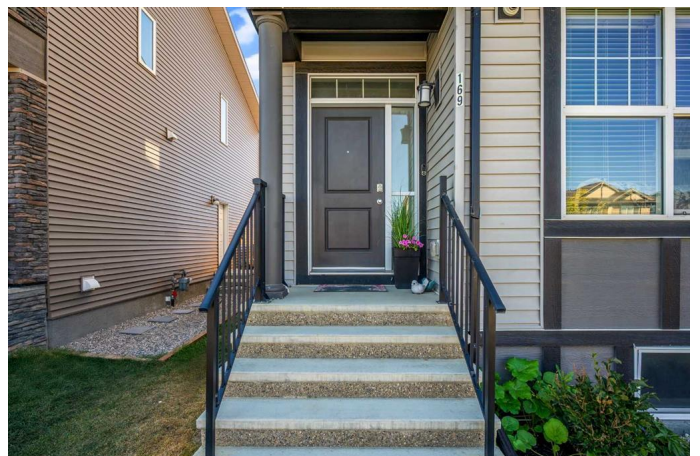
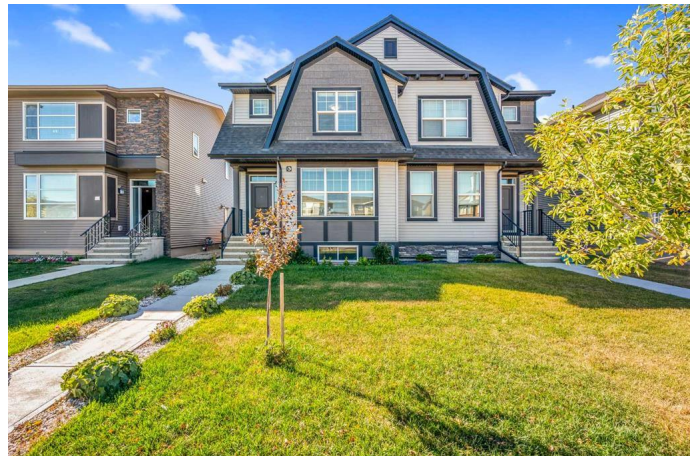
MLS® #A2259456

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,447 sqft  
Residential on 0.06 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to this exquisite semi-detached duplex, now available for the first time on the market. This property boasts extensive upgrades and features a detached double car garage. Its charming curb appeal is sure to captivate at first glance. Upon entering, you will be greeted by a bright and open layout concept. The well-designed living room seamlessly connects to the dining area and a stunning kitchen, which is equipped with high-end stainless steel appliances and quartz countertops. The main floor also includes a convenient 2-piece bathroom, a small mudroom, and the aforementioned double detached car garage, perfect for Alberta's cold, snowy winters. The backyard hosts a spacious deck that faces the west, ensuring ample sunlight throughout the day and providing an ideal setting for evening family BBQ gatherings. The upper floor comprises a primary bedroom with a walk-in closet and an ensuite 4-piece bathroom, along with two generously-sized bedrooms and an additional 3-piece bathroom. One of the most convenient features of the upper floor is the laundry area, complete with a washer and dryer, eliminating the need to run up and down the stairs for laundry tasks. The basement remains unfinished, offering a blank canvas for your creative ideas, with roughed-in plumbing already in place, and a builder built SIDE ENTRANCE. Notable upgrades include, but are not limited to, quartz countertops in the kitchen, knockdown ceilings, luxury vinyl plank



flooring, stainless steel appliances, high-quality carpets, wooden spindles on the stairs, and an upgraded washer and dryer. The location of this duplex is truly exceptional, being in close proximity to the golf course and Chestermere Lake. It is also conveniently near children's parks, schools, bus stops, a shopping complex, and various restaurants, all just a few minutes away. Do not hesitate, this duplex is ready for you to move in.

Built in 2022

### Essential Information

MLS® #	A2259456
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,447
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	169 Dawson Drive
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1Z8

### Amenities

Amenities	Park
Parking Spaces	2

Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 24th, 2025
Days on Market	25
Zoning	R3
HOA Fees	200
HOA Fees Freq.	ANN

### Listing Details

Listing Office	SkaiRise 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.