

# \$519,000 - 197 Dawson Drive, Chestermere

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MLS® #A2261451

**\$519,000**

2 Bedroom, 3.00 Bathroom, 1,557 sqft

Residential on 0.06 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to 197 Dawson Drive â€” thoughtfully designed for comfort, connection, and low-maintenance living.

From the moment you step inside, youâ€™™ll appreciate the inviting flow and natural light pouring through the large front windows of the living room. Just beyond, you'll find the spacious dining area and open-concept kitchen offering the perfect space to gather, featuring timeless quartz countertops, a sleek undermount sink, and an upgraded gourmet kitchen package. A walk-in pantry keeps everything organized, while the adjacent mudroom and powder room are conveniently located for everyday ease. Completing the main floor is an additionalÂ lifestyle spaceÂ â€” ideal for a home office, reading nook, or play area.

Upstairs, youâ€™™ll find two generously sized bedrooms â€” each with its own private ensuite for ultimate comfort and privacy. One bedroom features a deluxe upgraded ensuite and a spacious walk-in closet. A bright upper-level laundry room and central loft provide additional flexibility for relaxing, working from home, or pursuing any indoor hobbies.

The unfinished basement boasts high ceilings, ample storage space, plumbing rough ins and a large window for your future development.Â



Outside, enjoy a fully fenced backyard perfect for pets, play, or summer gatherings – plus a double detached garage for added convenience.

With warm, welcoming neighbours and a strong sense of community, Dawson's Landing offers scenic walking paths, parks, and access to future schools and everyday amenities just steps away.

Whether you're starting fresh, scaling down, or simply looking for a home that blends style with practicality, this one checks all the boxes.

Built in 2021

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2261451               |
| Price          | \$519,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,557                  |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 197 Dawson Drive |
| Subdivision | Dawson's Landing |
| City        | Chestermere      |
| County      | Chestermere      |
| Province    | Alberta          |
| Postal Code | T1X 1Z8          |

## Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                               |
| Parking        | Additional Parking, Alley Access, Double Garage Detached, Off Street, On Street |
| # of Garages   | 2                                                                               |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)                       |
| Appliances        | Dishwasher, Dryer, Electric Range, Electric Stove, Gas Range, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Unfinished                                                                                                |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 18                |
| Zoning         | R3                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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