

# \$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	1
Zoning	RC-1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.