

\$540,000 - 197 Dawson Drive, Chestermere

MLS® #A2245014

\$540,000

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® #	A2245014
Price	\$540,000
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	August 7th, 2025
Days on Market	33
Zoning	R3

Listing Details

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

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.