

# \$549,000 - 273 Dawson Circle, Chestermere

MLS® #A2214724

## \$549,000

3 Bedroom, 3.00 Bathroom, 1,472 sqft  
Residential on 0.07 Acres

Dawson's Landing, Chestermere, Alberta

Experience the epitome of park-front luxury in this stunning detached home, perfectly blending modern style with serene surroundings. Featuring premium finishes and an expansive open floor plan, this residence offers the ideal setting for effortless entertaining and everyday living. The sleek KITCHEN is equipped with high-end stainless steel appliances and elegant quartz countertops, while the DOUBLE CAR GARAGE provides ample space for vehicles and storage.

### Spacious Living Spaces

The upstairs layout boasts three generously sized bedrooms, including a master suite that stands out with its expansive walk-in closet, tray ceilings, and breathtaking views of the adjacent greenspace. The ensuite bathroom features a standing shower, adding a touch of luxury to this private retreat.

Potential for Future Development (subject to city approval)

The basement is roughed-in for bathroom, comes with two egress windows and high ceilings providing a solid foundation for a future suite or additional living space. This presents an exciting opportunity for potential homeowners looking to add value or create a multi-generational living arrangement.

### Prime Location

Situated in a highly sought-after neighborhood,



this property offers easy access to local schools, shopping centers, and the convenience of Costco, Walmart at East Hills Plaza just a short 7-minute (approx) drive away. Whether you're looking for a family-friendly environment or a peaceful retreat, this home provides the perfect balance of tranquility and accessibility.

Don't Miss Out

This exceptional property offers a rare combination of luxury, space, and location. Schedule your private tour today and discover why this home stands out in the neighborhood. Note - pictures have been virtually staged.

Built in 2023

Essential Information

MLS® #	A2214724
Price	\$549,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,472
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	273 Dawson Circle
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X2R1

## Amenities

Amenities	Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tray Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot, Views, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	7
Zoning	Residential
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp 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.