

# \$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           | Central, Natural Gas                                                              |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Unfinished                                                                  |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 14               |
| Zoning         | Residential      |
| HOA Fees       | 210              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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