

# \$560,000 - 237 Dawson Circle, Chestermere

MLS® #A2227378

**\$560,000**

3 Bedroom, 3.00 Bathroom, 1,464 sqft

Residential on 0.05 Acres

Dawson's Landing, Chestermere, Alberta

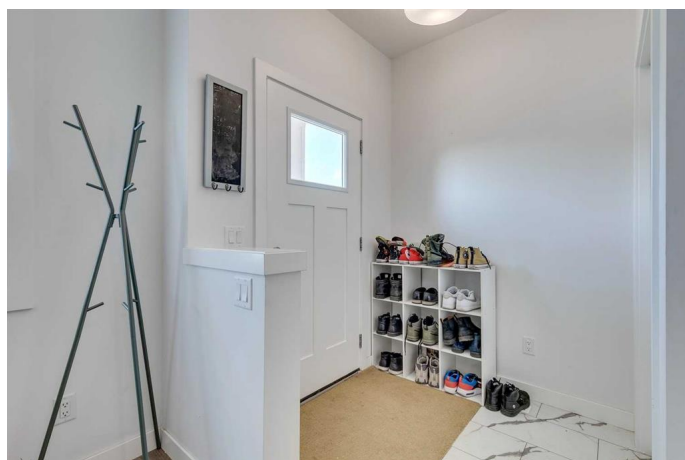
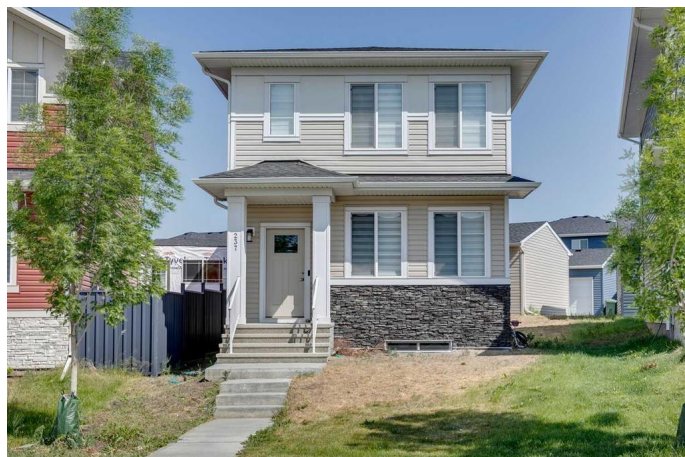
Welcome to this charming two-storey home located in a desirable lake community, offering an ideal blend of comfort and functionality—perfect for a young family or first-time homebuyer. The main floor features an open-concept layout with a spacious living room, dining area, and kitchen, all tied together by stylish laminate flooring. The kitchen is equipped with stainless steel appliances, a convenient breakfast bar, and a pantry, making it perfect for both everyday living and entertaining. A mudroom and a two-piece bathroom add extra convenience on the main level. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and a private three-piece ensuite. A four-piece main bathroom and a dedicated laundry area complete the upper floor. The basement is unfinished and awaits your personal touch to make it your own. Enjoy beautifully landscaped front and back yards, along with a double detached garage for added functionality. This home is situated close to schools and offers easy access to Calgary, making it a wonderful place to call home.

Built in 2024

## Essential Information

MLS® # A2227378

Price \$560,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,464       |
| Acres          | 0.05        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 237 Dawson Circle |
| Subdivision | Dawson's Landing  |
| City        | Chestermere       |
| County      | Chestermere       |
| Province    | Alberta           |
| Postal Code | T1X 2R2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s)    |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Unfinished                                                            |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Landscaped, Pie Shaped Lot |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 45              |
| Zoning         | RC-1            |

**Listing Details**

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

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