

# \$529,900 - 189 Dawson Way, Chestermere

MLS® #A2188860

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,600 sqft

Residential on 0.06 Acres

Dawson's Landing, Chestermere, Alberta

This Truman-built townhome has every feature a new buyer could want. Featuring 1600 square feet of finished living space, 3 bedrooms, 2.5 bathrooms, a double detached garage, and an unfinished basement, this home is move-in ready. As you walk through the front door you'll immediately notice the open floorplan that seamlessly integrates the living room, dining area, and kitchen. There you will find a breakfast/sit-up bar, kitchen island, loads of cabinet space, quartz countertops, a large pantry, and upgraded stainless steel appliances. The top floor hosts the primary bedroom with a 9-foot ceiling feature, 5 5-piece en-suite with his and hers sinks and laundry facilities in the hallway. The secondary, 4-piece bathroom has a large/deep soaker tub and raised-up countertops. Moving outside to the backyard you will enjoy a south facing yard. With the new home warranty and the amenities that surround this house, you can't go wrong. So come on in, book a showing and let us know what you think.

Built in 2023

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2188860  |
| Price      | \$529,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,600             |
| Acres          | 0.06              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 189 Dawson Way   |
| Subdivision | Dawson's Landing |
| City        | Chestermere      |
| County      | Chestermere      |
| Province    | Alberta          |
| Postal Code | T1X 2R5          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Stone Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer  |
| 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      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 31              |
| Zoning         | R-3             |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.