

# \$629,800 - 315 Dawson Dock Way, Chestermere

MLS® #A2268574

## \$629,800

4 Bedroom, 3.00 Bathroom, 1,887 sqft  
Residential on 0.09 Acres

Dawson's Landing, Chestermere, Alberta

Stunning Broadview Homes duplex in sought-after Dawson's Landing ready for possession! Offering 1890 sqft of thoughtfully designed living space, this 4 bed, 2.5 bath home features a large open floorplan with an impressive open-to-below concept. Enjoy a spacious kitchen with stainless steel appliances, walk-through pantry, and high-quality finishes throughout. Upstairs, find large bedrooms, double vanity sinks, and walk-in closets for ultimate comfort. The double front attached garage adds convenience, while the modern design makes this the perfect place to call home. Photos are representative.



Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2268574               |
| Price          | \$629,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,887                  |
| Acres          | 0.09                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 315 Dawson Dock Way |
| Subdivision | Dawson's Landing    |
| City        | Chestermere         |
| County      | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X 2X4             |

### Amenities

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

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                         |
| Cooling           | None                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full                                                                                                                                            |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Level                           |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 2                  |
| Zoning         | TBD                |
| HOA Fees       | 205                |
| HOA Fees Freq. | ANN                |

**Listing Details**

Listing Office                      Bode Platform Inc.

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.