

# \$579,900 - 481 Dawson Circle, Chestermere

MLS® #A2222518

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,485 sqft

Residential on 0.07 Acres

Dawson's Landing, Chestermere, Alberta

Modern 2023-Built Home | 3 Bed | 2.5 Bath |  
Detached Double Garage | Prime Location  
Near East Hill Shopping Centre &  
Chestermere Lake

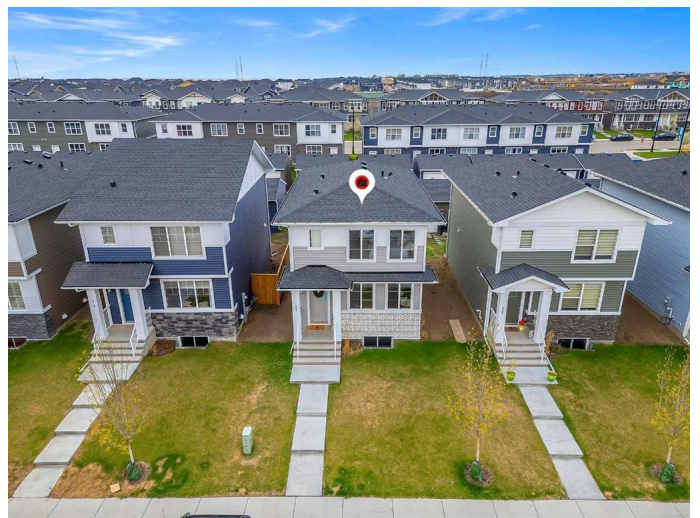
Welcome to this stunning 2023-built two-storey home, thoughtfully designed for modern living. With 3 bedrooms, 2.5 bathrooms, and a detached double garage, this home offers the perfect blend of style, space, and functionality.

The main floor features a bright and spacious open-concept layout, ideal for both everyday living and entertaining. A well-appointed kitchen is located at the rear of the home, complete with a pantry and convenient access to the mudroom and back entry. A powder room is perfectly positioned near the rear entrance for added ease.

Upstairs, you'll find three generously sized bedrooms and two full bathrooms. The primary suite is a true retreat, featuring a walk-in closet and a private ensuite for your comfort.

The detached double garage offers plenty of parking and storage space, perfect for families, hobbyists, or those needing extra room for their lifestyle.

Ideally situated just 9 minutes from East Hill Shopping Centre—home to Walmart, Costco, Cineplex, and more—and only 5 minutes from the beautiful Chestermere Lake, this location



offers the best of both convenience and outdoor recreation.

Don't miss your chance to make this exceptional property your new home!

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222518    |
| Price          | \$579,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,485       |
| Acres          | 0.07        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 481 Dawson Circle |
| Subdivision | Dawson's Landing  |
| City        | Chestermere       |
| County      | Chestermere       |
| Province    | Alberta           |
| Postal Code | T1X2R5            |

**Amenities**

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

**Interior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters |
|-------------------|------------------------------------------------------------------------|

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating      | Forced Air                                                                 |
| Cooling      | None                                                                       |
| Has Basement | Yes                                                                        |
| Basement     | Full, Unfinished                                                           |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Lane, Few Trees            |
| Roof              | Asphalt                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 1              |
| Zoning         | RC-1           |
| HOA Fees       | 210            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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