

# \$602,800 - 303 Dawson Dock Way, Chestermere

MLS® #A2268612

## \$602,800

3 Bedroom, 3.00 Bathroom, 1,625 sqft  
Residential on 0.10 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to this stunning 3 bed, 2.5 bath duplex by Broadview Homes, offering 1,625 sqft of modern living space in the vibrant community of Dawson’s Landing. The open-concept main floor features a bright and spacious layout, perfect for entertaining. Upstairs, enjoy a large bonus room—ideal for a family room, office, or play space. Thoughtfully designed with quality finishes throughout. Close to parks, pathways, schools & amenities. Photos are representative.



Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2268612               |
| Price          | \$602,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,625                  |
| Acres          | 0.10                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|         |                     |
|---------|---------------------|
| Address | 303 Dawson Dock Way |
|---------|---------------------|

|             |                  |
|-------------|------------------|
| Subdivision | Dawson's Landing |
| City        | Chestermere      |
| County      | Chestermere      |
| Province    | Alberta          |
| Postal Code | T1X2X2           |

### Amenities

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

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, 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       | 210                |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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