

NOT: DRAWINGS LANDING PP 031-039

THE DEVELOPER AND BUILDER RESERVE THE RIGHT TO MAKE MODIFICATIONS AND CHANGES TO THE BUILDINGS, APPLIANCES, FINISHES, AREA AND STORAGE AREA DESIGN, SPECIFICATIONS, FEATURES AND FLOOR PLANS IN ORDER TO MAINTAIN THE HIGH STANDARDS OF THIS DEVELOPMENT OR TO COMPLY WITH FINANCIAL REQUIREMENTS, LOCAL, STATE AND FEDERAL REGULATIONS AND/OR CHANGES IN CODES, ORDINANCES, STANDARDS AND REGULATIONS. THE LOCATION OF UTILITIES HAS BEEN INDICATED FOR INFORMATION ONLY AND DOES NOT REPRESENT THE ACTUAL LOCATION OF UTILITIES. THE LOCATION OF UTILITIES SHALL BE DETERMINED BY A UTILITY LOCATOR PRIOR TO CONSTRUCTION. THE ACTUAL LOCATION OF UTILITIES SHALL BE DETERMINED BY A UTILITY LOCATOR PRIOR TO CONSTRUCTION. THE ACTUAL LOCATION OF UTILITIES SHALL BE DETERMINED BY A UTILITY LOCATOR PRIOR TO CONSTRUCTION.

 **TRUMAN** STATE UNIVERSITY

Chestermere’s schools, shopping, and lake lifestyle”all just minutes from Calgary. Built by TRUMAN, this home exemplifies signature craftsmanship and contemporary design, giving you the opportunity to Live Better in one of Chestermere’s most sought-after communities. Stay tuned for our photo gallery!

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259627    |
| Price          | \$1,079,900 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,944       |
| Acres          | 0.13        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                  |
|-------------|------------------|
| Address     | 38 Dawson Place  |
| Subdivision | Dawson's Landing |
| City        | Chestermere      |
| County      | Chestermere      |
| Province    | Alberta          |
| Postal Code | T1X 1Z7          |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

Interior

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | See Remarks                         |
| Appliances        | Dishwasher, Gas Range, Washer/Dryer |
| Heating           | Forced Air                          |
| Cooling           | None                                |
| Fireplace         | Yes                                 |
| # of Fireplaces   | 1                                   |
| Fireplaces        | Gas                                 |
| Has Basement      | Yes                                 |
| Basement          | Full                                |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 42                   |
| Zoning         | R-1                  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.

