

# \$649,900 - 177 Dawson Wharf View, Chestermere

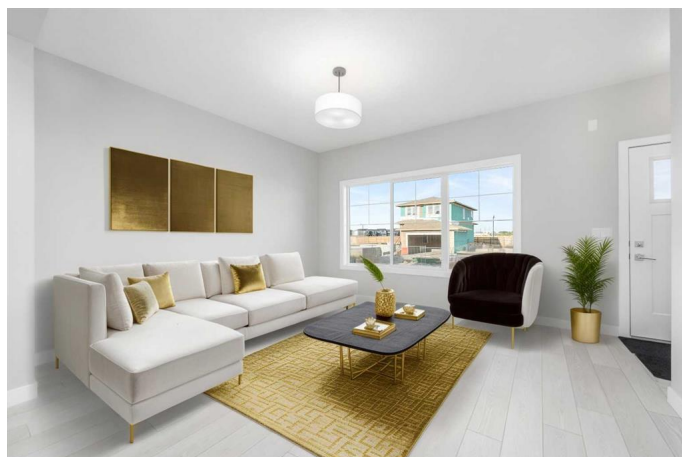
MLS® #A2222047

**\$649,900**

5 Bedroom, 4.00 Bathroom, 1,612 sqft  
Residential on 0.10 Acres

Dawson's Landing, Chestermere, Alberta

CORNER LOT| 2 BEDROOM ILLEGAL SUITE| BRAND NEW| DOUBLE CAR GARAGE| SIDE ENTRANCE| SEPARATE LAUNDRY| FULLY UPGRADED!! Welcome to this stunning BRAND-NEW DETACHED home, perfectly situated on a desirable CORNER lot with 2 BEDROOM ILLEGAL SUITE in the lovely community of Dawson Landing in Chestermere! Just 1 minute away from a shopping plaza with No Frills and only 5 minutes from Chestermere Lake and major shopping centers, including Safeway, Restaurants, Walmart, Costco, banks and nearby schools, this home provides easy access to everything you need. Filled with natural light from extra windows, the main floor features a beautifully designed living and dining area, a chef-inspired kitchen with stainless steel appliances, a built-in microwave, a sleek chimney hood fan, a gas stove, and a fridge with ice and water outlet, along with a convenient 2-piece washroom and mud room. Upstairs, the primary bedroom includes a walk-in closet, a tray ceiling and a private 3-piece ensuite, while two additional bedrooms, a second 4-piece bathroom, a spacious bonus room, and upper-floor laundry provide ample space and functionality. 2 BEDROOM ILLEGAL SUITE comes with a SEPARATE ENTRANCE, 9 feet ceiling, a living area, a kitchen, 2 good size bedrooms, a full bathroom and a SEPARATE LAUNDRY. Plus, a double garage in the back will be completed by the builder, providing secure



parking and extra storage. Donâ€™t miss this incredible opportunity to own a brand-new home at a prime locationâ€”schedule your viewing today!

Built in 2025

**Essential Information**

MLS® #	A2222047
Price	\$649,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,612
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	177 Dawson Wharf View
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2W1

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

**Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s)
-------------------	--

Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Playground
Lot Description	Back Lane, Back Yard, Corner Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	8
Zoning	R-1PRL
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.