

\$704,000 - 209 Dawson Wharf Road, Chestermere

MLS® #A2241804

\$704,000

3 Bedroom, 3.00 Bathroom, 2,040 sqft

Residential on 0.10 Acres

Dawson's Landing, Chestermere, Alberta

Brand new by NuVista Homes, two story semi-detached home with over 2,000 sq. ft. of thoughtfully designed living space. Enjoy 9'™ ceilings that enhance the open feel of the main level. The high quality kitchen is equipped with extended upper cabinets, quartz countertops, an upgraded gas range and a walk through pantry. Luxury vinyl plank flooring flows seamlessly throughout the main floor, adding elegance and durability. A versatile flex room provides space for a home office or private den. The upstairs CENTRAL BONUS ROOM OFFERS A COZY RETREAT, SEPARATING THE SECONDARY BEDROOMS FROM THE PRIMARY SUITE. There is a convenient upstairs laundry room which makes daily routines a breeze. The primary suite is a tranquil haven, featuring a luxurious ensuite with a double vanity, soaker tub and a separate shower. There is also a separate side entrance to the basement, offering the potential for a future secondary suite providing flexibility for extended family living or rental income. Dawson's™ Landing is nestled amidst nearly 30 acres of protected wetlands and an additional 22 acres of environmental reserve, creating a serene and picturesque environment, the perfect child safe neighbourhood only 25 minutes to downtown Calgary and the airport.

Built in 2025

Essential Information



MLS® #	A2241804
Price	\$704,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,040
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	209 Dawson Wharf Road
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2X2

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	15
Zoning	R1

Listing Details

Listing Office	RE/MAX Landan Real Estate
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