

# \$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	1
Zoning	R1

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
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