

# \$589,900 - 137 Dawson Wharf View, Chestermere

MLS® #A2230081

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,605 sqft  
Residential on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

20x20 DOUBLE GARAGE TO BE BUILT THIS SUMMER. Step into the perfect blend of luxury, comfort, and convenience with this meticulously crafted 3-bedroom, 2.5-bathroom home by TRUMAN®—one of Alberta's™ most trusted builders. Located in the community of Dawson Landing, just minutes from Calgary, this home offers the serenity of small-town living without sacrificing big-city amenities.

From the moment you walk through the door, you'll be captivated by the open-concept design, soaring 9'™ ceilings, and abundance of natural light. The chef-inspired kitchen is a true showstopper, featuring full-height soft-close cabinetry, gleaming quartz countertops, a spacious eating bar, premium stainless steel appliances, upgraded gas stove, and a walk-in pantry—all designed to make entertaining effortless.

The main floor boasts luxury vinyl plank flooring, a stylish 2-piece bathroom, a practical mudroom, and a separate side entrance—ideal for future basement development or private suite potential (subject to approval and permitting by the city/municipality).

Upstairs, unwind in the elegant primary retreat complete with a tray ceiling, walk-in closet, and a sleek 3-piece ensuite. A central bonus room offers versatile space for a home office, media



lounge, or play area, while two additional bedrooms, a full bath, and an upper-level laundry room provide everything your family needs.

The unfinished basement with its own private entrance opens up endless possibilities—whether you're envisioning a home gym, income-generating suite, or personal rec room, with 3 windows you can easily fit 2-3 extra beds and a full bath.

Set in a peaceful lakeside community surrounded by parks, schools, and shopping, Dawson Landing delivers the lifestyle you've been looking for. Enjoy year-round outdoor activities, a welcoming neighborhood atmosphere, and seamless access to Calgary's major routes. 20x20 Garage will be built this Summer by TRUMAN. Yard will have material added and graded with SOD/grass installed in front yard.

Don't miss your chance to own a brand-new home in one of Chestermere's most exciting communities—schedule your private showing today and discover the value and lifestyle Dawson Landing has to offer!

Built in 2025

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2230081  |
| Price          | \$589,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,605     |
| Acres          | 0.08      |
| Year Built     | 2025      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 137 Dawson Wharf View |
| Subdivision | Dawson's Landing      |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 2W1               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Full  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard                                 |
| Lot Description   | Back Lane, Front Yard, Interior Lot, Rectangular Lot, Lake |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 19              |
| Zoning         | RG              |

### Listing Details

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