

# \$673,500 - 209 Dawson Wharf Road, Chestermere

MLS® #A2241804

**\$673,500**

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          | \$673,500              |
| 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 | 45              |
| Zoning         | R1              |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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