

# \$671,500 - 217 Dawson Wharf Road, Chestermere

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MLS® #A2247814

**\$671,500**

3 Bedroom, 3.00 Bathroom, 1,872 sqft

Residential on 0.09 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to this three bedroom semi-detached home in Dawson's Landing, Chestermere. Featuring an open floor plan with 9 ft ceilings and Luxury Vinyl Plank flooring throughout the main level, this home features a trendy kitchen with quartz countertops, upgraded gas range and walk through pantry. The main floor includes a flex room and SEPARATE SIDE ENTRANCE for many future basement development options. Upstairs, there is a central bonus room between the primary suite and two additional bedrooms, all with walk in closets. The primary bedroom offers an ensuite with a large shower and double vanity. Nestled in a community surrounded by 30 acres of future protected wetlands, enjoy walking trails, scenic pathways, a boardwalk and viewing areas. This home is within WALKING DISTANCE TO EAST LAKE ELEMENTARY SCHOOL, and less than 30 minutes to Calgary Airport. Embrace a blend of living in the relaxing natural setting in Dawson's Landing and the PEACE OF MIND that comes with owning a quality built home by NuVista Homes.

Built in 2025

## Essential Information

MLS® #                   A2247814

Price                     \$671,500

Bedrooms             3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,872
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	217 Dawson Wharf Road
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2W1

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
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

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  August 8th, 2025

Zoning                        R1

### **Listing Details**

Listing Office                RE/MAX Landan Real Estate

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