

# \$625,000 - 413 Dawson Wharf Road, Chestermere

MLS® #A2217349

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,488 sqft  
Residential on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

**\*\*\* CORNER LOT | DOUBLE CAR GARAGE |  
BRAND NEW 2025 - BUILT \*\*\***

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom brand new 2025 home located in the highly sought-after community of Dawson's Landing in Chestermere! Just minutes east of Calgary, this location offers the perfect blend of peaceful lakeside living and city convenience, with close proximity to schools, parks, shopping, and major roadways.

As you enter this thoughtfully designed home, you will be greeted by a welcoming foyer and a well crafted open-concept layout that welcomes natural light and offers plenty of space. The modern kitchen flows seamlessly into the dining and living areas, creating a warm and inviting space for everyday life. Upstairs, you'll find two spacious bedrooms and a primary bedroom suite complete with a walk-in closet and private ensuite.

A double detached garage is included and will be completed by the builder this summer, adding long-term value and functionality. The home also features a separate side entrance to the unfinished basement, giving you the flexibility to develop a legal suite, home office, gym, or personalized living space.

Located on a desirable corner lot, this property is also within walking distance to a school, gas station, major grocery outlet, and an upcoming



retail plazaâ€”everything you need just steps from your door! Dawsonâ€™s Landing offers a true lifestyle upgrade - thriving community known for its family-friendly atmosphere, scenic walking trails, and easy access to Chestermere Lake.

Discover what makes this beautifully designed stunning home the perfect place to call home! Donâ€™t miss out on this incredible opportunity - schedule your showing today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217349    |
| Price          | \$625,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,488       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 413 Dawson Wharf Road |
| Subdivision | Dawson's Landing      |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 2W3               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages            2

### **Interior**

Interior Features    Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Appliances            Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating                Forced Air

Cooling                None

Has Basement        Yes

Basement             Exterior Entry, See Remarks, Unfinished

### **Exterior**

Exterior Features    Playground

Lot Description       Back Lane

Roof                    Asphalt Shingle

Construction        Concrete, Vinyl Siding, Wood Frame

Foundation           Poured Concrete

### **Additional Information**

Date Listed            May 6th, 2025

Days on Market       6

Zoning                  TBD

### **Listing Details**

Listing Office           Houseeo Realty Inc.

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