

# \$597,990 - 405 Dawson Wharf Road, Chestermere

MLS® #A2213236

**\$597,990**

3 Bedroom, 3.00 Bathroom, 1,604 sqft  
Residential on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to this stunning BRAND-NEW DETACHED 3-bedroom, 2.5-bathroom home with DOUBLE CAR GARAGE, located in lovely community of Dawson Landing in Chestermere. Located just east of Calgary, Chestermere provides peaceful lakeside living. With schools, parks, shopping, and local amenities close by, Dawson Landing is an ideal location for families and anyone seeking a quiet retreat with city amenities just a short drive away. Step inside and discover a spacious, open-concept floor plan that fills the house with light.

The chef-inspired kitchen features full-height soft-close cabinetry, elegant quartz countertops with a breakfast bar, top-of-the-line stainless steel appliances, and a spacious pantry. Openly connected to the dining room and great room, this kitchen is all about entertaining gatherings and creating memories that last. The first floor includes 9' ceilings, modern luxury vinyl plank flooring, a handy 2-piece bathroom, a practical mudroom, and a private side entrance to increase functionality. The second floor includes a true retreat main suite with a tray ceiling, a 3-piece ensuite, and a walk-in closet.

The second floor also includes a central bonus room, two additional bedrooms, a full bathroom, and a designated laundry area.



The unfinished basement, with its own side door, provides unlimited possibilities – whatever your dream might be, be it a home gym or added living space. A double car garage in the back will be completed by the builder, providing secure parking. Don't miss this incredible opportunity to own a brand-new home at a prime location. Come discover why Dawson Landing in Chestermere is the ideal place to make your home. schedule your viewing today!

Built in 2025

Essential Information

MLS® #	A2213236
Price	\$597,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,604
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	405 Dawson Wharf Road
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X2W3

Amenities

Amenities	None
-----------	------

Parking Spaces	2
Parking	Double Garage Detached, Off Street, Alley Access, Garage Door Opener
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Breakfast Bar, Vinyl Windows, Separate Entrance, Tray Ceiling(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Exterior Entry

## Exterior

Exterior Features	Private Yard, BBQ gas line, Lighting, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 15th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.