

\$818,875 - 297 Dawson Wharf Road S, Chestermere

MLS® #A2257903

\$818,875

4 Bedroom, 4.00 Bathroom, 2,242 sqft

Single Family on 0.09 Acres

Dawson's Landing, Chestermere, Alberta

Built by a trusted builder with over 70 years of experience, this home showcases designer-curated interiors tailored to feel personalized to you. The executive kitchen features stainless steel appliances, a gas range with chimney hood fan and microwave tower, Silgranit sink, black faucet, waterline to the fridge, and a spice kitchen with gas range. The main floor offers a full bathroom, a bedroom, and an electric fireplace with wall-to-wall tile, while luxury vinyl plank flooring runs throughout. With a widened garage, walkout basement, and rear 13'6"x10' deck with BBQ gas line rough-in, convenience is built in. Upstairs, the dual primary bedrooms each include an ensuite, with a 5-piece ensuite offering dual sinks and tiled shower walls. Bathrooms are finished with tiled floors and LVP in the laundry. Additional details such as paint-grade railings with iron spindles and 2024 specifications complete this modern, functional paired home. This energy-efficient home is Built Green certified, featuring triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing, buyers may be eligible for up to 25% mortgage insurance savings, and an electric car charger rough-in is included for future-ready convenience. Equipped with a full range of smart home technology, the duplex includes a programmable thermostat, Ring camera doorbell, smart front door lock, and motion-activated switches – all seamlessly controlled via an Amazon Alexa touchscreen



hub. Photos are representative.*Photos/renderings are of a similar model and are for illustrative purposes; actual home, finishes, and details may vary.
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Built in 2025

Essential Information

Listing #	A2257903
Price	\$818,875
Bedrooms	4
Bathrooms	4.00
Square Footage	2,242
Acres	0.09
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	297 Dawson Wharf Road S
Subdivision	Dawson's Landing
City	Chestermere
Province	Alberta
Postal Code	T1X2W4

Amenities

Amenities	Golf Course, Playground, Shopping, Water Nearby
Features	French door, No Animal Home, No Smoking Home, Level
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Hood Fan
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Basement	Walk out

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Bode Platform Inc.
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