

# \$674,850 - 357 Dawson Wharf Road, Chestermere

MLS® #A2263871

**\$674,850**

4 Bedroom, 3.00 Bathroom, 1,946 sqft

Single Family on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to the Abbott â€” a beautifully designed home offering space, style, and flexibility. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized to you. Energy efficient and smart home features, plus moving concierge services included in each home. This home features a separate entrance, a main floor bedroom, and a full bathroom with a walk-in shower â€” perfect for guests or extended family. Only the garages are attached, offering the feel of a detached home. The kitchen shines with stainless steel appliances, a gas range, and a walk-in pantry with a French door. Enjoy cozy evenings by the electric fireplace and sunny days on the rear deck with a BBQ gasline rough-in. Upstairs, the spacious primary bedroom includes a luxurious 5-piece ensuite. Bright, airy, and filled with natural light, the Abbott is ready to welcome you home. This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, itâ€™s designed for sustainable, future-forward living. Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switchesâ€”all



seamlessly controlled via an Amazon Alexa  
touchscreen hub. Photos are a representative.  
(id:6289)

Built in 2024

**Essential Information**

Listing #	A2263871
Price	\$674,850
Bedrooms	4
Bathrooms	3.00
Square Footage	1,946
Acres	0.08
Year Built	2024
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	357 Dawson Wharf Road
Subdivision	Dawson's Landing
City	Chestermere
Province	Alberta
Postal Code	T1X2W3

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	French door
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan, Water Heater - Tankless
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

**Exterior**

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

**Listing Details**

Listing Office      Bode Platform Inc.



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