

# \$639,900 - 101 Dawson Wharf View, Chestermere

MLS® #A2204925

**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,618 sqft

Residential on 0.10 Acres

Dawson's Landing, Chestermere, Alberta

CORNER LOT| DOUBLE CAR GARAGE| SIDE ENTRANCE!! Welcome to this stunning BRAND-NEW DETACHED home, perfectly situated on a desirable CORNER lot in the lovely community of Dawson Landing in Chestermere! Just 1 minute away from a shopping plaza with No Frills and only 5 minutes from Chestermere Lake and major shopping centers, including Safeway, Restaurants, Walmart, Costco, banks and nearby schools, this home provides easy access to everything you need. Filled with natural light from extra windows, the main floor features a beautifully designed living and dining area, a chef-inspired kitchen with stainless steel appliances, a built-in microwave, a sleek chimney hood fan, a gas stove, and a fridge with ice and water outlet, along with a convenient 2-piece washroom. Upstairs, the primary bedroom includes a walk-in closet and a private 3-piece ensuite, while two additional bedrooms, a second 4-piece bathroom, a spacious bonus room, and upper-floor laundry provide ample space and functionality. The unfinished basement, with a separate side entrance and two windows, offers excellent potential for future development. Plus, a double garage in the back will be completed by the builder, providing secure parking and extra storage. Don't miss this incredible opportunity to own a brand-new home at a prime location—schedule your viewing today!



Built in 2025

**Essential Information**

MLS® #	A2204925
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,618
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	101 Dawson Wharf View
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T2X 1W1

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

**Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 23rd, 2025
Days on Market	39
Zoning	R-1PRL
HOA Fees	100
HOA Fees Freq.	ANN

**Listing Details**

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

Data is supplied by Pillar 9â„ MLSÂ® System. Pillar 9â„ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.