

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

MLS® #A2257903

**\$818,875**

4 Bedroom, 4.00 Bathroom, 2,242 sqft

Residential 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.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257903    |
| Price          | \$818,875   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,242       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

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

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), French |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
|                 | Door                                                          |
| Appliances      | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood |
| Heating         | Forced Air, Natural Gas                                       |
| Cooling         | None                                                          |
| Fireplace       | Yes                                                           |
| # of Fireplaces | 1                                                             |
| Fireplaces      | Electric, Decorative                                          |
| Has Basement    | Yes                                                           |
| Basement        | Full, Unfinished, Walk-Out                                    |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Lighting, Private Entrance   |
| Lot Description   | Level, Street Lighting, Lake |
| Roof              | Asphalt Shingle              |
| Construction      | Vinyl Siding, Wood Frame     |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 3                 |
| Zoning         | TBD               |
| HOA Fees       | 200               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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