

**413 Dawson Wharf Road**  
**Chestermere, Alberta**

**MLS # A2217349**



**\$625,000**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,488 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** NA

\*\*\* CORNER LOT | DOUBLE CAR GARAGE | BRAND NEW 2025 - BUILT \*\*\*

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom brand new 2025 home located in the highly sought-after community of Dawson's Landing in Chestermere! Just minutes east of Calgary, this location offers the perfect blend of peaceful lakeside living and city convenience, with close proximity to schools, parks, shopping, and major roadways. As you enter this thoughtfully designed home, you will be greeted by a welcoming foyer and a well crafted open-concept layout that welcomes natural light and offers plenty of space. The modern kitchen flows seamlessly into the dining and living areas, creating a warm and inviting space for everyday life. Upstairs, you'll find two spacious bedrooms and a primary bedroom suite complete with a walk-in closet and private ensuite. A double detached garage is included and will be completed by the builder this summer, adding long-term value and functionality. The home also features a separate side entrance to the unfinished basement, giving you the flexibility to develop a legal suite, home office, gym, or personalized living space. Located on a desirable corner lot, this property is also within walking distance to a school, gas station, major grocery outlet, and an upcoming retail plaza—everything you need just steps from your door! Dawson's Landing offers a true lifestyle upgrade - thriving community known for its family-friendly atmosphere, scenic walking trails, and easy access to Chestermere Lake. Discover what makes this beautifully designed stunning home the perfect place to call home! Don't miss out on this incredible opportunity - schedule your showing today!