

# \$599,900 - 117 Dawson Wharf View Se, Chestermere

MLS® #A2210161

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,601 sqft  
Residential on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to this 2025-BRAND NEW DETACHED home with 20X20 detached garage (will be done in spring 2025), in an oversized lot. located in the desirable community of Dawson Landing in Chestermere! This upgraded home is featured with main floor beautifully designed living with oversize entertainment unit and dining area, a chef-inspired kitchen with stainless steel appliances, a built-in microwave, a chimney hood fan, a gas stove, and a fridge. Next enter the upgraded dining area with beautiful wall designs. The main floor also has a 2-piece washroom. On the 2nd floor, the primary bedroom includes a walk-in closet and a private 3-piece ensuite, 2 additional bedrooms, a 4-piece bathroom, a bonus room, and the laundry provides convenience. The basement has a separate side entrance with 3 windows, and offers excellent potential for future 2 bedroom basement development. With easy access to local amenities, schools, parks, and shopping, Dawson Landing is an ideal location for families and those seeking a peaceful retreat with the benefits of city proximity. 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® #

A2210161

Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,601
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	117 Dawson Wharf View Se
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X2W1

### Amenities

Amenities	Laundry
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room
Has Basement	Yes
Basement	Exterior Entry, See Remarks, Unfinished

### Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Town Residential
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