

# \$636,000 - 397 Dawson Wharf Road, Chestermere

MLS® #A2212979

**\$636,000**

3 Bedroom, 3.00 Bathroom, 1,621 sqft  
Residential on 0.07 Acres

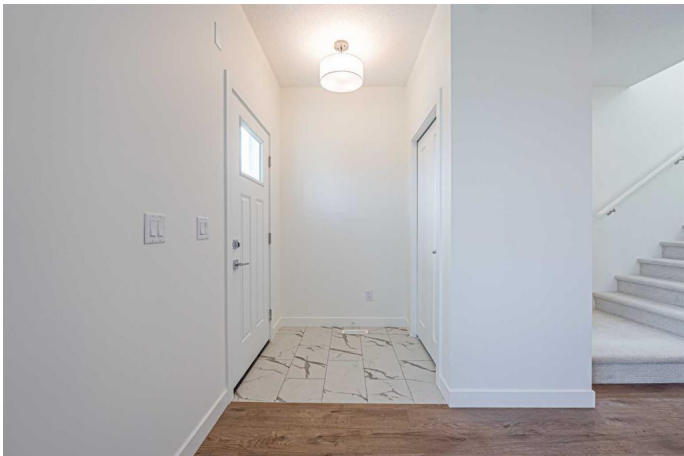
Dawson's Landing, Chestermere, Alberta

Welcome to our brand new 2025-built home, offering 1,620.94 sq ft of beautifully designed living space. This stunning property features 3 spacious bedrooms, 2.5 bathrooms, bonus room and a double detached garage will be built by the builder and is scheduled for completion this summer, adding future convenience and value. Open floor plan with upgarded appliances. Situated on a traditional lot, this home comes with a separate side entrance to the basement, 9â€™™ basement ceilings, two large windows and plumbing rough-ins already completed, making it perfectly set up for future basement development. Enjoy the ease of being within walking distance to major amenities, three nearby parks and Rainbow Creek School, with even more schools and shopping just minutes away. Do not miss your chance to own this incredible home in a prime location, schedule your showing today!

Built in 2025

## Essential Information

MLS® #	A2212979
Price	\$636,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,621



Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	397 Dawson Wharf Road
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X2W3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 19th, 2025
-------------	------------------

Days on Market	11
Zoning	TBD

## **Listing Details**

Listing Office	eXp Realty
----------------	------------

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