

# \$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 | 38               |
| Zoning         | R-1PRL           |
| HOA Fees       | 100              |
| HOA Fees Freq. | ANN              |

**Listing Details**

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

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