

# \$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 | 2                 |
| Zoning         | TBD               |
| HOA Fees       | 200               |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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.