

# \$635,800 - 238 Dawson Wharf Rise, Chestermere

MLS® #A2218419

## \$635,800

3 Bedroom, 3.00 Bathroom, 1,890 sqft  
Residential on 0.07 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to this stunning 1,890 sqft duplex in Dawson’s Landing, Chestermere’s move-in ready this May! This 3-bedroom, 2.5-bath home features an open-concept main floor with a modern kitchen, stainless steel appliances, and a spacious living and dining area. Upstairs, enjoy a large bonus room, convenient laundry, and a serene primary bedroom with walk-in closet and ensuite. The side entrance offers future potential development and the front-attached garage adds extra convenience. Located in a vibrant, growing community near Chestermere Lake, parks, schools, and shopping, with quick access to Calgary. Thoughtfully designed with style and function in mind—this is the perfect place to call home! Photos are representative.



Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2218419  |
| Price          | \$635,800 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,890     |
| Acres          | 0.07      |
| Year Built     | 2025      |

|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | 2 Storey, Side by Side |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 238 Dawson Wharf Rise |
| Subdivision | Dawson's Landing      |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X2X4                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None                                   |
| Lot Description   | Level                                  |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 4             |

|                |     |
|----------------|-----|
| Zoning         | R-1 |
| HOA Fees       | 210 |
| HOA Fees Freq. | ANN |

## Listing Details

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

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