

# \$657,000 - 169 Dawson Wharf View, Chestermere

MLS® #A2241822

**\$657,000**

5 Bedroom, 4.00 Bathroom, 1,618 sqft  
Residential on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

BRAND NEW HOUSE| 2 BEDROOM  
ILLEGAL SUITE| DOUBLE CAR GARAGE|  
SIDE ENTRANCE| SEPARATE LAUNDRY|  
FULLY UPGRADED!! Welcome to this  
stunning BRAND-NEW DETACHED home,  
perfectly situated on a desirable conventional  
lot with 2 BEDROOM ILLEGAL SUITE 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  
and mud room. Upstairs, the primary bedroom  
includes a walk-in closet, a tray ceiling 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. 2  
BEDROOM ILLEGAL SUITE comes with a  
SEPARATE ENTRANCE, 9 feet ceiling, a  
living area, a kitchen, 2 good size bedrooms, a  
full bathroom and a SEPARATE LAUNDRY.  
Plus, a double garage in the back will be  
completed by the builder, providing secure



parking and extra storage. Donâ€™t miss this incredible opportunity to own a brand-new home at a prime location. Some of the pictures are virtually staged. â€”schedule your viewing today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241822    |
| Price          | \$657,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,618       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 169 Dawson Wharf View |
| Subdivision | Dawson's Landing      |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 2W1               |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | None                               |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz |
|-------------------|-----------------------------------------------------------------|

|              |                                                                           |
|--------------|---------------------------------------------------------------------------|
|              | Counters, Separate Entrance, Tray Ceiling(s)                              |
| Appliances   | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating      | Forced Air                                                                |
| Cooling      | None                                                                      |
| Has Basement | Yes                                                                       |
| Basement     | Exterior Entry, Finished, Full, Suite                                     |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | BBQ gas line, Playground                               |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                        |
| Construction      | Stone, Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 38              |
| Zoning         | R-1PRL          |
| HOA Fees       | 210             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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