

225 Dawson Wharf Road
Chestermere, Alberta

MLS # A2234729

\$574,800

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,625 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting		

Inclusions: N/A

Move-in ready by end of Summer! Discover this stunning 1,625 sqft duplex in Dawson's Landing, Chestermere. This 3-bed, 2.5-bath home offers an open-concept main floor with a sleek kitchen, stainless steel appliances, and bright living/dining spaces. Upstairs features a spacious bonus room, laundry, and a relaxing primary bedroom with walk-in closet and ensuite. The side entrance adds potential for future development, and the front-attached garage offers everyday convenience. Located minutes from Chestermere Lake, schools, parks, and shopping with quick Calgary access—this stylish, functional home is everything you've been waiting for! Photos are representative.