

# \$623,800 - 238 Dawson Wharf Rise, Chestermere

MLS® #A2218419

## \$623,800

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	\$623,800
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, Microwave, Range Hood, Refrigerator, Gas Range
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	10

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

**Listing Details**

Listing Office            Bode Platform Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.