

# \$627,800 - 174 Dawson Wharf Rise, Chestermere

MLS® #A2234943

**\$627,800**

4 Bedroom, 3.00 Bathroom, 1,911 sqft

Residential on 0.07 Acres

Dawson's Landing, Chestermere, Alberta

Brand New Home | Move-in Ready |  
4-Bedrooms | 2.5 Bathrooms | 1,911 SqFt |  
Open Floor Plan | High Ceilings | Gorgeous  
Finishes | Wide Plank LVP | Plush Carpet | Full  
Height Cabinets | Stainless Steel Appliances |  
Walk-through Pantry | Spacious Bedrooms |  
Side Entry to Basement | Front Double  
Attached Garage | West Frontage | East  
Facing Backyard. Welcome to the Jasmine  
presented by Broadview Homes. This home  
has 1,911 SqFt of living space with a beautiful  
open floor plan, walkthrough pantry, 4  
bedrooms and upper level laundry! This brand  
new home is built with luxurious finishes and  
comfort in mind. The gorgeous kitchen is  
finished with 42inch upper cabinets, soft  
closed cabinets doors & drawers, stainless  
steel appliances and a large centre island with  
barstool seating. The walkthrough pantry that  
connects the kitchen to the mudroom is  
designed with convenience in mind! The  
kitchen, dining nook and great room are an  
open floor plan with 9Ft ceilings and plenty of  
natural light which all compliment and  
emphasize the size of home. The main level is  
complete with a 2pc powder room. Upstairs  
holds 3 bedrooms, a bonus room and laundry.  
The spacious primary bedroom is paired with a  
5pc ensuite bathroom and a walk-in closet.  
Bedrooms 2, 3 & 4 are all a great size; these  
share the main 5pc bath. The upper level  
bonus room is a treat for evening seating with  
the family. The laundry is conveniently located  
upstairs near all the bedrooms too.



Downstairs, the basement has a separate side entry, 9 Ft ceilings, and plumbing rough-ins so the space is ready to grow with your family's needs! This home is outfitted with a 200 AMP panel, double attached front garage & a large driveway! Hurry and book a showing at your brand new home built by Broadview today!

Built in 2025

**Essential Information**

MLS® #	A2234943
Price	\$627,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,911
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	174 Dawson Wharf Rise
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2X4

**Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, On Street, Garage Faces Front
# of Garages	2

**Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

## Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Level, Rectangular Lot, Street Lighting, Interior Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	8
Zoning	R-3
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Crown
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