

# \$611,800 - 226 Dawson Wharf Rise, Chestermere

MLS® #A2218951

## \$611,800

3 Bedroom, 3.00 Bathroom, 1,625 sqft  
Residential on 0.07 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to this stunning 1,625 sqft duplex in Dawson's Landing, Chestermere—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 development potential, 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® #	A2218951
Price	\$611,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.07
Year Built	2025

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

### Community Information

Address	226 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, Separate Entrance
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 7th, 2025
Days on Market	1
Zoning	R-1

HOA Fees	210
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Bode Platform Inc.
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