

\$799,975 - 301 Dawson Wharf Road, Chestermere

MLS® #A2263851

\$799,975

4 Bedroom, 4.00 Bathroom, 2,523 sqft
Residential on 0.09 Acres

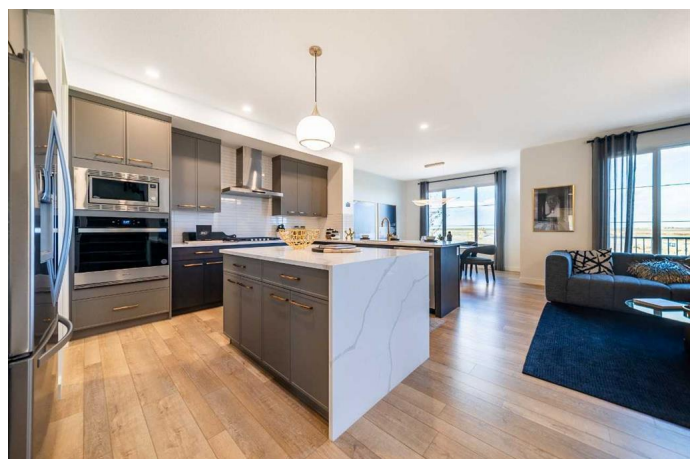
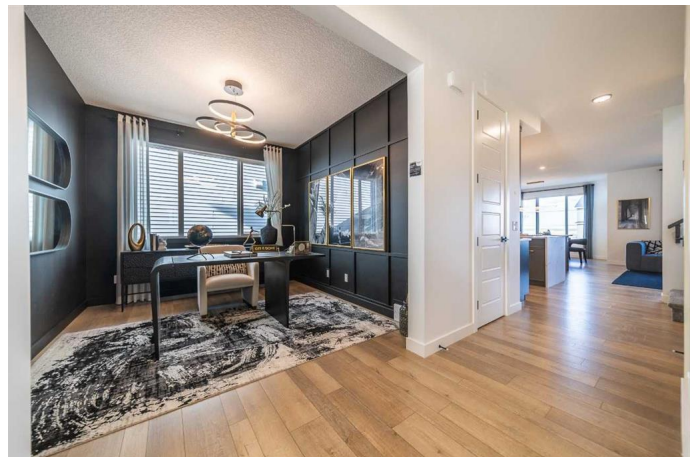
Dawson's Landing, Chestermere, Alberta

Discover the Pierce 2 — where modern design meets thoughtful functionality.

Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized. Energy efficient and smart home features, plus moving concierge services included in each home.

This stunning home features a walkout basement, a main floor flex room with French doors, and a full bath with a walk-in shower. Only the garages are attached, offering the feel of a detached home. Enjoy a sleek kitchen with stainless steel appliances, gas range, and a separate spice kitchen with pantry shelving. The great room boasts an electric fireplace with tile surround, and the rear deck includes a BBQ gasoline rough-in. Upstairs, find two spacious primary bedrooms with walk-in showers; the main ensuite is a luxurious 5-piece retreat. Flooded with natural light and finished with LVP flooring, tile in baths, and quartz countertops throughout.

This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living.



Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub.
Photos are representative.

Built in 2024

Essential Information

MLS® #	A2263851
Price	\$799,975
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,523
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	301 Dawson Wharf Road
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X2W4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	11
Zoning	TBD
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.