



**GRASSROOTS**  
REALTY GROUP

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**225 Dawson Wharf Road  
Chestermere, Alberta**

**MLS # A2234729**



**\$645,800**

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

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

<b>Inclusions:</b>	N/A
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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.