



GRASSROOTS
REALTY GROUP

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**305 Dawson Wharf Road
Chestermere, Alberta**

MLS # A2280940



\$668,850

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,040 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Immediate possession available at 305 Dawson Wharf Road in the desirable community of Dawson's Landing, Chestermere. Built by NuVista Homes, this Lynnwood model offers modern duplex living with thoughtful design and quality craftsmanship. This newly built 2025 home features 3 bedrooms and 3 bathrooms, with well-planned living space ideal for families or professionals. The home includes walk-in closets, a functional pantry, and a primary ensuite with a double vanity, providing both comfort and everyday convenience. The layout balances efficiency and style, creating a welcoming environment for daily living. Located in a growing lakeside community, Dawson's Landing offers access to parks, pathways, schools, and nearby amenities, along with convenient connections to Calgary. Photos are representative.