



**305 Dawson Wharf Road
Chestermere, Alberta**

MLS # A2280940



\$637,350

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

Walkout home with immediate possession at 305 Dawson Wharf Road in Dawson's Landing, Chestermere. Built by NuVista Homes, this Lynnwood duplex offers 3 bedrooms and 3 bathrooms with a thoughtfully designed layout for modern living. The walkout basement adds exceptional versatility, ideal for potential future development. Inside, enjoy walk-in closets, a spacious pantry, and a primary ensuite with double vanity. Located in a growing lakeside community with parks, pathways, schools, and quick access to Calgary. A standout home combining new construction, functionality, and long-term value.