

**257 Dawson Wharf Road
 Chestermere, Alberta**

MLS # A2282298

\$621,950



Division:	Dawson's Landing	
Type:	Residential/Duplex	
Style:	2 Storey, Attached-Side by Side	
Size:	1,857 sq.ft.	Age: 2025 (1 yrs old)
Beds:	3	Baths: 2 full / 1 half
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:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to The Mitchell by NuVista Homes, located at 257 Dawson Wharf Road in the desirable community of Dawson's Landing, Chestermere. This thoughtfully designed 1,874 sq ft home offers 3 bedrooms and 2.5 bathrooms with a functional layout ideal for modern family living. The main floor features 9' foundation and ceiling heights, luxury vinyl plank flooring, a flex room, and a bright great room that flows into a well-appointed kitchen with quartz countertops, taller upper cabinets, and a dedicated spice kitchen. Both the mudroom and front foyer include built-in benches for added everyday convenience. Upstairs, the primary bedroom includes a walk-in closet and private ensuite, complemented by two additional bedrooms, a full bathroom, a media room, and upper-floor laundry. A side entrance provides excellent future basement development potential, while the 12' x 10' rear deck is perfect for summer enjoyment. Photos are representative.