



**397 Dawson Wharf Road  
Chestermere, Alberta**

**MLS # A2294597**



**\$699,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Dawson's Landing       |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,609 sq.ft.           | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached |               |                  |
| <b>Lot Size:</b> | 0.07 Acre              |               |                  |
| <b>Lot Feat:</b> | Back Lane              |               |                  |

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Zoning:** TBD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

**Inclusions:** N/A

Brand new 2025-built home with 1,620+ sq ft of modern living space, featuring 3 bedrooms, 2.5 bathrooms, and an open-concept main floor with upgraded finishes. The fully finished basement includes an (illegal) 2-bedroom suite with a separate kitchen and full bath—perfect for extended family or rental potential. Comes with a double detached garage, side entrance, & basement ceilings, and large windows for plenty of natural light. Located close to parks, schools, and everyday amenities—offering the perfect blend of style, space, and investment potential.