



**317 Dawson Wharf Road  
Chestermere, Alberta**

**MLS # A2299394**



**\$624,525**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,040 sq.ft.	<b>Age:</b>	2025 (1 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, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<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	<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>	Bathroom Rough-in, Double Vanity, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the Lynnwood by NuVista Homes, a stunning 2025-built semi-detached home at 317 Dawson Wharf Road, offering 2,040 sq ft of modern living space with 3 bedrooms and 2.5 bathrooms. This property features 9' foundation and main floor ceiling heights, quality kitchen cabinets with taller upper cabinets, upgraded Samsung gourmet appliance package, and quartz countertops throughout. Enjoy the electric fireplace with full tile to ceiling height, luxury vinyl plank flooring on the main floor, and convenient upper floor laundry with linen storage. The full walk-out basement provides excellent potential for future development, while the 11' x 10' walk-out deck is perfect for summer BBQs. DLOA fees cover communications, community beautification, and events. Photos are representative.