



**273 Dawson Wharf Road
Chestermere, Alberta**

MLS # A2304157



\$608,800

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,937 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Level, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows		

Inclusions: N/A

Welcome to this brand new duplex in the sought-after community of Dawson's Landing in Chestermere, offering exceptional curb appeal and thoughtful design throughout. From the moment you arrive, you'll appreciate the large attached double car garage and modern exterior finishes that set this home apart. Step inside to a bright and inviting main floor featuring 9' ceilings, extra wide plank flooring, and a stunning upgraded gel-stained front door with a full glass pane that floods the space with natural light. The kitchen is truly the heart of the home, complete with quartz countertops, designer cabinetry to the ceiling with elegant gold accents, and a spacious pantry for added convenience. Heading upstairs, you'll notice the extra wide staircase with modern spindle railings, creating an open and contemporary feel. The upper level boasts a huge bonus room perfect for family movie nights or additional living space, along with a generous primary bedroom featuring a beautiful ensuite with double vanity. You'll also enjoy the convenience of upper floor laundry. This home also features a separate side entry, offering future development potential. The basement is well laid out and ready for your finishing touches to suit your needs. To complete the home, step outside to a large rear deck, ideal for entertaining or relaxing while enjoying your new home. Built by a reputable developer with a proven track record since 1988, this home showcases quality craftsmanship throughout, including triple pane windows and a high-efficiency 2-stage furnace for year-round comfort and energy efficiency. Offering the perfect blend of style, function, and long-term value, this is an opportunity you won't want to miss in one of Chestermere's newest communities.