

**305 Dawson Wharf Road  
Chestermere, Alberta**

**MLS # A2280940**



# \$668,850

<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>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Immediate possession available at 305 Dawson Wharf Road in the desirable community of Dawson's Landing, Chestermere. Built by NuVista Homes, this Lynnwood model offers modern duplex living with thoughtful design and quality craftsmanship. This newly built 2025 home features 3 bedrooms and 3 bathrooms, with well-planned living space ideal for families or professionals. The home includes walk-in closets, a functional pantry, and a primary ensuite with a double vanity, providing both comfort and everyday convenience. The layout balances efficiency and style, creating a welcoming environment for daily living. Located in a growing lakeside community, Dawson's Landing offers access to parks, pathways, schools, and nearby amenities, along with convenient connections to Calgary. Photos are representative.