

**257 Dawson Wharf Road
Chestermere, Alberta**

MLS # A2282298



\$621,950

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|------------------|---|---------------|------------------|
| 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 | | |

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|--------------------|--|-------------------|-----|
| 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.