

# \$650,000 - 190 Dawson Wharf Rise, Chestermere

MLS® #A2215193

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,884 sqft

Residential on 0.07 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to your dream home in the vibrant family neighbourhood of Dawson's Landing in Chestermere! This brand new semi-detached, two-story home built by AWARD WINNING BUILDER NUVISTA HOMES, offers a well thought out and spacious floor plan with a SEPARATE SIDE ENTRANCE TO THE BASEMENT, perfect for future development. Enjoy the sunny open floor plan with modern white finishes and luxury vinyl flooring, creating a sophisticated and inviting ambiance. The main floor showcases a versatile office/den, ideal for remote work or study. The heart of the home is the trendy kitchen, complete with extended upper cabinets, quartz countertops and a beautiful and CONVENIENT FULLY EQUIPPED SPICE KITCHEN. This culinary haven is designed for both cooking and entertaining, making every meal a delightful experience. On the second floor, you'll find a central bonus room, perfect for relaxation and family get-togethers. The luxurious primary ensuite a perfect private retreat, while the generously sized second and third bedrooms both feature walk in closets, ensuring ample storage for all. There is also an upstairs laundry room to make life easier. Located just under 25 minutes from downtown, this home offers quick access to miles of bike paths, walking trails, and a myriad of recreational activities such as swimming and skating. Every possible amenity is at your fingertips. Don't miss the opportunity to own this incredible home with QUICK



POSSESSION available. Experience the perfect blend of modern comfort and a vibrant community lifestyle in Dawsons Landing.

Built in 2025

**Essential Information**

MLS® #	A2215193
Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,884
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	190 Dawson Wharf Rise
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2X4

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 26th, 2025
Days on Market	10
Zoning	R-1
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.