\$609,900 - 137 Dawson Wharf View, Chestermere

MLS® #A2219658

\$609,900

3 Bedroom, 3.00 Bathroom, 1,605 sqft Residential on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

Step into the perfect blend of luxury, comfort, and convenience with this meticulously crafted 3-bedroom, 2.5-bathroom home by TRUMANâ€"one of Alberta's most trusted builders. Located in the sought-after community of Dawson Landing, just minutes from Calgary, this home offers the serenity of small-town living without sacrificing big-city amenities.

From the moment you walk through the door, you'II be captivated by the open-concept design, soaring 9' ceilings, and abundance of natural light. The chef-inspired kitchen is a true showstopper, featuring full-height soft-close cabinetry, gleaming quartz countertops, a spacious eating bar, premium stainless steel appliances, upgraded gas stove, and a walk-in pantryâ€"all designed to make entertaining effortless.

The main floor boasts luxury vinyl plank flooring, a stylish 2-piece bathroom, a practical mudroom, and a separate side entranceâ€"ideal for future basement development or private suite potential (subject to approval and permitting by the city/municipality).

Upstairs, unwind in the elegant primary retreat complete with a tray ceiling, walk-in closet, and a sleek 3-piece ensuite. A central bonus room offers versatile space for a home office, media lounge, or play area, while two additional







bedrooms, a full bath, and an upper-level laundry room provide everything your family needs.

The unfinished basement with its own private entrance opens up endless possibilitiesâ€"whether you're envisioning a home gym, income-generating suite, or personal rec room, with 3 windows you can easily fit 2 extra beds and a full bath.

Set in a peaceful lakeside community surrounded by parks, schools, and shopping, Dawson Landing delivers the lifestyle you've been looking for. Enjoy year-round outdoor activities, a welcoming neighborhood atmosphere, and seamless access to Calgary's major routes. 20x20 Garage will be built this Summer by TRUMAN. Yard will have material added and graded with SOD/grass installed in front yard.

Don't miss your chance to own a brand-new home in one of Chestermere's most exciting communitiesâ€"schedule your private showing today and discover the value and lifestyle Dawson Landing has to offer!

Built in 2025

Essential Information

MLS® # A2219658
Price \$609,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,605 Acres 0.08 Year Built 2025

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 137 Dawson Wharf View

Subdivision Dawson's Landing

City Chestermere County Chestermere

Province Alberta
Postal Code T1X 2W1

Amenities

Parking Spaces 3

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Bathroom Rough-in

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator,

Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Front Yard, Interior Lot, Lake, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2025

Days on Market 4

Zoning RG

Listing Details

Listing Office eXp Realty

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