

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

MLS® #A2219658

**\$609,900**

3 Bedroom, 3.00 Bathroom, 1,605 sqft

Residential on 0.08 Acres

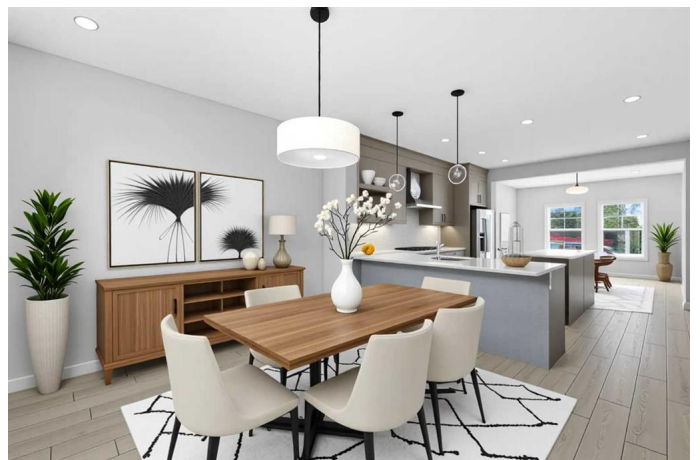
Dawson's Landing, Chestermere, Alberta

Step into the perfect blend of luxury, comfort, and convenience with this meticulously crafted 3-bedroom, 2.5-bathroom home by TRUMAN—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'll 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 pantry—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 entrance—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 possibilities—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 communities—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	3
Zoning	RG

### Listing Details

Listing Office	eXp Realty
----------------	------------

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.