

# \$627,800 - 174 Dawson Wharf Rise, Chestermere

MLS® #A2234943

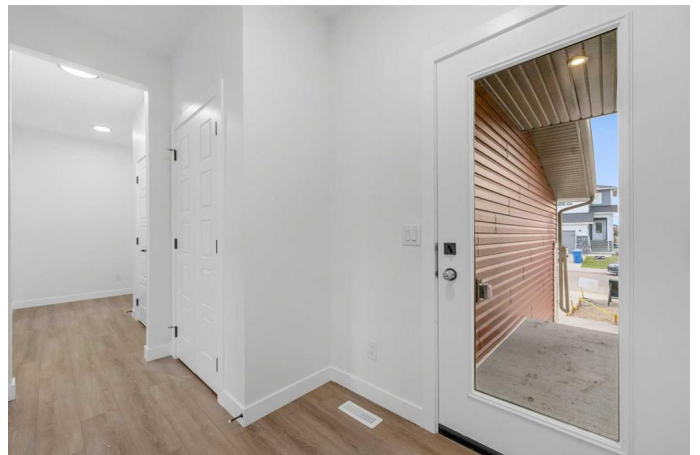
**\$627,800**

4 Bedroom, 3.00 Bathroom, 1,911 sqft

Residential on 0.07 Acres

Dawson's Landing, Chestermere, Alberta

Brand New Home | Move-in Ready |  
4-Bedrooms | 2.5 Bathrooms | 1,911 SqFt |  
Open Floor Plan | High Ceilings | Gorgeous  
Finishes | Wide Plank LVP | Plush Carpet | Full  
Height Cabinets | Stainless Steel Appliances |  
Walk-through Pantry | Spacious Bedrooms |  
Side Entry to Basement | Front Double  
Attached Garage | West Frontage | East  
Facing Backyard. Welcome to the Jasmine  
presented by Broadview Homes. This home  
has 1,911 SqFt of living space with a beautiful  
open floor plan, walkthrough pantry, 4  
bedrooms and upper level laundry! This brand  
new home is built with luxurious finishes and  
comfort in mind. The gorgeous kitchen is  
finished with 42inch upper cabinets, soft  
closed cabinets doors & drawers, stainless  
steel appliances and a large centre island with  
barstool seating. The walkthrough pantry that  
connects the kitchen to the mudroom is  
designed with convenience in mind! The  
kitchen, dining nook and great room are an  
open floor plan with 9Ft ceilings and plenty of  
natural light which all compliment and  
emphasize the size of home. The main level is  
complete with a 2pc powder room. Upstairs  
holds 3 bedrooms, a bonus room and laundry.  
The spacious primary bedroom is paired with a  
5pc ensuite bathroom and a walk-in closet.  
Bedrooms 2, 3 & 4 are all a great size; these  
share the main 5pc bath. The upper level  
bonus room is a treat for evening seating with  
the family. The laundry is conveniently located  
upstairs near all the bedrooms too.



Downstairs, the basement has a separate side entry, 9 Ft ceilings, and plumbing rough-ins so the space is ready to grow with your family's needs! This home is outfitted with a 200 AMP panel, double attached front garage & a large driveway! Hurry and book a showing at your brand new home built by Broadview today!

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2234943               |
| Price          | \$627,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,911                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 174 Dawson Wharf Rise |
| Subdivision | Dawson's Landing      |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 2X4               |

**Amenities**

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Other                                                           |
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached, Driveway, On Street, Garage Faces Front |
| # of Garages   | 2                                                               |

**Interior**

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s)                                                                           |
| Heating           | Forced Air                                                                                                                                  |
| Cooling           | None                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Exterior Entry, Full, Unfinished                                                                                                            |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters                                           |
| Lot Description   | Back Yard, Level, Rectangular Lot, Street Lighting, Interior Lot |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Cement Fiber Board, Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 1              |
| Zoning         | R-3            |
| HOA Fees       | 210            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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