

# \$799,975 - 301 Dawson Wharf Road, Chestermere

MLS® #A2263851

**\$799,975**

4 Bedroom, 4.00 Bathroom, 2,523 sqft  
Residential on 0.09 Acres

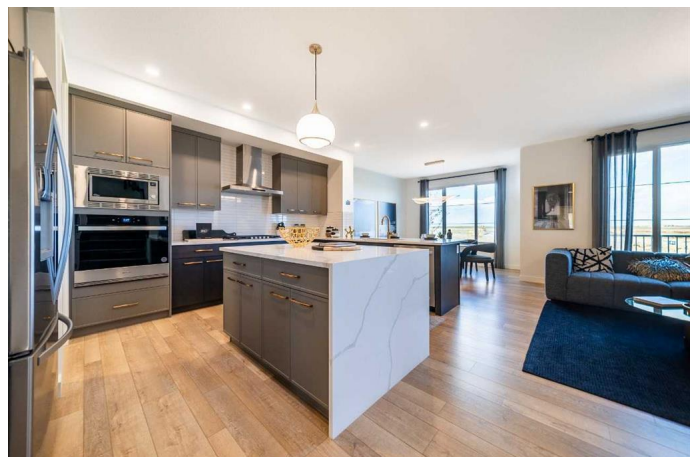
Dawson's Landing, Chestermere, Alberta

Discover the Pierce 2 where modern design meets thoughtful functionality.

Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a home that feels personalized. Energy efficient and smart home features, plus moving concierge services included in each home.

This stunning home features a walkout basement, a main floor flex room with French doors, and a full bath with a walk-in shower. Only the garages are attached, offering the feel of a detached home. Enjoy a sleek kitchen with stainless steel appliances, gas range, and a separate spice kitchen with pantry shelving. The great room boasts an electric fireplace with tile surround, and the rear deck includes a BBQ gasoline rough-in. Upstairs, find two spacious primary bedrooms with walk-in showers; the main ensuite is a luxurious 5-piece retreat. Flooded with natural light and finished with LVP flooring, tile in baths, and quartz countertops throughout.

This energy-efficient home is Built Green certified and includes triple-pane windows, a high-efficiency furnace, and a solar chase for a solar-ready setup. With blower door testing that can may be eligible for up to 25% mortgage insurance savings, plus an electric car charger rough-in, it's designed for sustainable, future-forward living.



Featuring a full range of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub.

Photos are representative.

Built in 2024

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263851    |
| Price          | \$799,975   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,523       |
| Acres          | 0.09        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 301 Dawson Wharf Road |
| Subdivision | Dawson's Landing      |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X2W4                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Smart Home |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Decorative, Electric   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Lighting                        |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 20                 |
| Zoning         | TBD                |
| HOA Fees       | 210                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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