

# \$674,850 - 357 Dawson Wharf Road, Chestermere

MLS® #A2263871

**\$674,850**

4 Bedroom, 3.00 Bathroom, 1,946 sqft  
Residential on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to the Abbott â€” a beautifully designed home offering space, style, and flexibility. 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 to you. Energy efficient and smart home features, plus moving concierge services included in each home. This home features a separate entrance, a main floor bedroom, and a full bathroom with a walk-in shower â€” perfect for guests or extended family. Only the garages are attached, offering the feel of a detached home. The kitchen shines with stainless steel appliances, a gas range, and a walk-in pantry with a French door. Enjoy cozy evenings by the electric fireplace and sunny days on the rear deck with a BBQ gasline rough-in. Upstairs, the spacious primary bedroom includes a luxurious 5-piece ensuite. Bright, airy, and filled with natural light, the Abbott is ready to welcome you home. 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, itâ€™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 switchesâ€”all



seamlessly controlled via an Amazon Alexa  
touchscreen hub. Photos are a representative.

Built in 2024

**Essential Information**

MLS® #	A2263871
Price	\$674,850
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,946
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	357 Dawson Wharf Road
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2W3

**Amenities**

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

**Interior**

Interior Features	French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Gas Range
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Decorative
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	2
Zoning	TBD
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
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