# \$574,800 - 229 Dawson Wharf Road, Chestermere

MLS® #A2263348

## \$574,800

3 Bedroom, 3.00 Bathroom, 1,635 sqft Residential on 0.08 Acres

Dawson's Landing, Chestermere, Alberta

LUXURY LIVING | THE NADIA BY BROADVIEW HOMES | 1,635 SQFT | FRONT ATTACHED DOUBLE GARAGE | DESIGNER FINISHES THROUGHOUT

Welcome to The Nadia â€" a stunning, brand-new half duplex by the acclaimed Broadview Homes, offering 1,635 sqft of beautifully designed living space with an emphasis on style, comfort, and functionality. From the moment you step inside, you're greeted by a bright and airy open-concept layout enhanced by soaring 9' ceilings on both the main floor and basement, wide plank flooring, and large windows that flood the home with natural light. The chef-inspired kitchen is a true highlight, featuring granite countertops throughout, ceiling-height cabinetry, a walk-in pantry, and a premium stainless steel appliance package, including a gas range, hood fan, and built-in microwave. Perfect for entertaining or everyday living, the kitchen flows seamlessly into the spacious dining and living areas. Upstairs, you'll find three generous bedrooms, including a sophisticated primary bedroom with a walk-in closet and private ensuite. A well-placed bonus room provides the ideal space for a home office, media room, or play area, while convenient upper floor laundry adds everyday ease. Additional upgrades include a 200 AMP electrical panel, granite countertops in all bathrooms, and a front-attached double garage with full driveway. With exceptional craftsmanship and thoughtful design, The







Nadia offers a truly elevated living experience â€" combining modern luxury with everyday practicality

### Built in 2025

# **Essential Information**

MLS® # A2263348 Price \$574,800

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,635 Acres 0.08 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 229 Dawson Wharf Road

Subdivision Dawson's Landing

City Chestermere County Chestermere

Province Alberta
Postal Code T1X 2W1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Faces Front, On Street

# of Garages 2

#### Interior

Interior Features Granite Counters, High Ceilings, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)

Appliances See Remarks

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Exterior Entry, Unfinished

#### **Exterior**

Exterior Features Lighting, Rain Gutters

Lot Description Back Yard, Interior Lot, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 15th, 2025

Days on Market 1

Zoning R-1

# **Listing Details**

Listing Office RE/MAX Crown

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