

\$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 — 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 — 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, 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 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	3
Zoning	TBD
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
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