

\$796,800 - 72 Dawson Wharf Mount, Chestermere

MLS® #A2269469

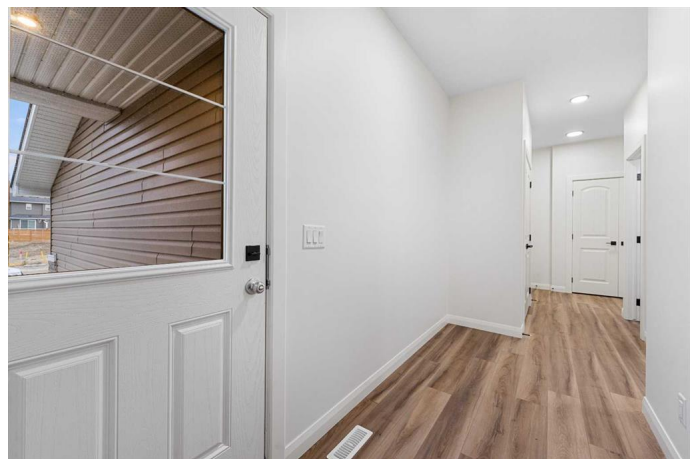
\$796,800

3 Bedroom, 3.00 Bathroom, 2,110 sqft

Residential on 0.14 Acres

Dawson's Landing, Chestermere, Alberta

Brand New Build | Detached | 3 Bedrooms | 3 Full Bathrooms | Main Floor Flex Room | Open Floor Plan | High Ceilings (9' Main & Basement) | Gas Fireplace | Spacious Kitchen | Stainless Steel Appliances | Bonus Room | Primary Bedroom with Spa-Inspired Ensuite & Walk-In Closet | Basement Plumbing Rough-ins | Ready for Move-In. Welcome to the York! Home model by Broadview Homes in Dawson's Landing, Chestermere! This stunning 2,939.06 sq. ft. detached home is move-in ready and offers the perfect blend of style, space, and functionality. The main floor features an open-concept layout with 9' ceilings and a versatile flex room with a full bathroom right outside. Ideal as a home office, guest suite or playroom. The heart of the home is a spacious kitchen equipped with stainless steel appliances, ample counter space, and elegant finishes, seamlessly flowing into a bright living area complete with a cozy gas fireplace. Upstairs, you'll find a generous bonus room, two secondary bedrooms, and a massive primary bedroom featuring a spa-inspired ensuite and walk-in closet. The basement offers 9' ceilings and plumbing rough-ins, providing excellent potential for future development. Located in the family-friendly community of Dawson's Landing, this home is surrounded by stunning natural landscapes, and walking paths, with close proximity to schools, grocery stores, restaurants and the infamous Chestermere Lake. This is modern living at its finest,



schedule your showing today!

Built in 2025

Essential Information

MLS® #	A2269469
Price	\$796,800
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,110
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	72 Dawson Wharf Mount
Subdivision	Dawson's Landing
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X2X6

Amenities

Amenities	None
Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	15
Zoning	R-1
HOA Fees	210
HOA Fees Freq.	ANN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.