

**238 Dawson Wharf Rise  
Chestermere, Alberta****MLS # A2218419****\$623,800**

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,890 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning 1,890 sqft duplex in Dawson's Landing, Chestermere—move-in ready this May! This 3-bedroom, 2.5-bath home features an open-concept main floor with a modern kitchen, stainless steel appliances, and a spacious living and dining area. Upstairs, enjoy a large bonus room, convenient laundry, and a serene primary bedroom with walk-in closet and ensuite. The side entrance offers future potential development and the front-attached garage adds extra convenience. Located in a vibrant, growing community near Chestermere Lake, parks, schools, and shopping, with quick access to Calgary. Thoughtfully designed with style and function in mind—this is the perfect place to call home! Photos are representative.