

**210 Dawson Wharf Acres  
Chestermere, Alberta****MLS # A2219147****\$596,800**

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,625 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:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning 1625 sq ft duplex with a double attached garage, located in the desirable community of Dawson's Landing. This 3 bed, 2.5 bath home features an open-concept layout with 9' ceilings on both the main floor and basement. The kitchen is a chef's dream with stainless steel appliances, a spacious walk-in pantry, and seamless flow into the dining and living areas. Upstairs offers a convenient laundry room and a bonus room—perfect for a home office or media space. The primary bedroom includes a walk-in closet and full ensuite. A separate side entrance provides great potential for future basement development. Stylish, functional, and family-friendly. Photos are representative.