

\$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 – 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	2
Zoning	R-1

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.