

# \$939,900 - 271 Dawson Wharf Rise E, Chestermere

MLS® #A2248131

## \$939,900

5 Bedroom, 4.00 Bathroom, 2,671 sqft

Residential on 0.12 Acres

Dawson's Landing, Chestermere, Alberta

Welcome to the Springhill model—an expansive 2,684 sq. ft. home on a 46â€™ lot in Dawson’s Landing. Designed for flexibility and comfort, this home features 5 bedrooms, including a main floor bedroom and full bath—ideal for guests. Enjoy a chef-inspired built-in kitchen with a separate spice kitchen, perfect for entertaining. The upper floor boasts 4 bedrooms with a unique dual ensuite layout, a central bonus room, and a full laundry room with sink. The owner’s bedroom offers a luxurious 5-piece ensuite with glass and tile shower. Additional features include a side entrance, basement rough-ins, a 13â€™x10â€™ rear deck with stairs to grade, and an electric fireplace in the great room. Home under construction. Photos are representative. Anticipated possession January 2026.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248131  |
| Price          | \$939,900 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,671     |
| Acres          | 0.12      |
| Year Built     | 2025      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 271 Dawson Wharf Rise E |
| Subdivision | Dawson's Landing        |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X 2W2                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Separate Entrance, Tankless Hot Water, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer                                      |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Electric, Insert                                                                                                    |
| Has Basement      | Yes                                                                                                                 |
| Basement          | See Remarks                                                                                                         |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Entrance                                    |
| Lot Description   | Back Yard                                           |
| Roof              | Asphalt Shingle                                     |
| Construction      | Cement Fiber Board, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 36                |
| Zoning         | TBD               |
| HOA Fees       | 210               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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