

# \$599,800 - 229 Dawson Wharf Road, Chestermere

MLS® #A2263348

**\$599,800**

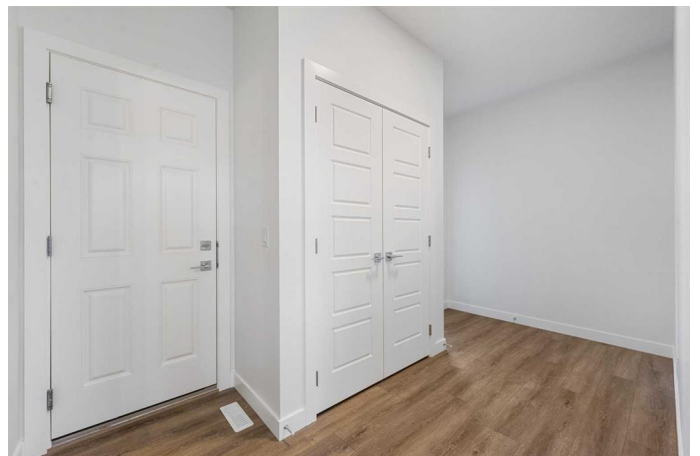
3 Bedroom, 3.00 Bathroom, 1,635 sqft

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          | \$599,800              |
| 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

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| 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 | 32                 |
| Zoning         | R-1                |

## Listing Details

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

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