



GRASSROOTS
REALTY GROUP

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**83 Dawson Wharf Mount
Chestermere, Alberta**

MLS # A2305515



\$979,900

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,289 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 83 Dawson Wharf Mount, an exceptional brand-new Trico Homes residence in the growing lakeside community of Dawson's Landing. Offering over 3,265 square feet of beautifully designed living space, this impressive two-storey home features 5 BEDROOMS, 4.5 BATHROOMS, a TRIPLE ATTACHED GARAGE, and a thoughtfully designed layout that blends luxury, flexibility, and everyday functionality. Set on a desirable 46-foot-wide lot with a WEST-FACING BACKYARD, this home has been carefully crafted to accommodate growing families, multi-generational living, and those who love to entertain. Step inside to discover a bright, open-concept main floor where oversized windows flood the home with natural light. The spacious living room creates a welcoming atmosphere for gathering with family and friends, while the adjoining dining area offers the perfect setting for everything from casual meals to special occasions. At the heart of the home is a beautifully appointed chef-inspired kitchen featuring premium cabinetry, generous counter space, a large central island, quality finishes, and a dedicated SPICE KITCHEN that keeps meal preparation organized while providing additional cooking space. A walk-in pantry adds exceptional storage, while the private main floor bedroom and full bathroom offer an ideal setup for overnight guests, extended family, or a comfortable home office tucked away from the main living areas. The upper level has been designed with both comfort and privacy in mind. An impressive open-to-below feature creates a grand sense of space, while the spacious bonus room provides the perfect place for family movie nights, children's activities, or a quiet retreat. The luxurious primary suite offers a peaceful escape, complete with a spacious walk-in closet and a beautifully finished five-piece ensuite featuring dual vanities, a soaker

tub, and a separate shower. Additional well-sized bedrooms provide flexibility for family members and guests, while the convenient upper-floor laundry room simplifies daily routines. With four full bathrooms and a convenient powder room, every member of the household enjoys comfort and convenience. The triple attached garage provides abundant space for vehicles, recreational equipment, and additional storage, while the west-facing backyard offers endless opportunities to create your ideal outdoor living space where you can enjoy afternoon sunshine and beautiful evening sunsets. Built with quality craftsmanship and thoughtful attention to detail throughout, this home combines timeless design with the modern features today's buyers are looking for. Living in Dawson's Landing means enjoying the perfect balance of peaceful lakeside living and everyday convenience. Imagine starting your mornings with a walk along scenic pathways, spending summer days at nearby Chestermere Lake or exploring the community's protected wetlands. Visit the Showhome today for more details!