



**GRASSROOTS**  
REALTY GROUP

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**286 Dawson Wharf Rise  
Chestermere, Alberta**

**MLS # A2306258**



**\$898,551**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,619 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** TBD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** n/a

Welcome to this beautifully designed 5-bedroom, 3-bath home in the growing community of Dawson's Landing, Chestermere. Built by NuVista Homes, this farmhouse-style home offers exceptional space and functionality for modern living. The main floor features 9' ceilings, luxury vinyl plank flooring, and a natural gas fireplace with full-height tile surround. The kitchen is equipped with quartz countertops, extended upper cabinetry, and an upgraded Samsung appliance package. A side entrance provides excellent potential for future basement development (subject to approval). With five bedrooms, this home is ideal for growing families. A triple car garage adds convenience and storage. Located near parks, pathways, and amenities, this home offers space, flexibility, and long-term value. Some photos are a representative.