



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**260 Dawson Wharf Crescent  
Chestermere, Alberta**

**MLS # A2306427**



**\$723,800**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,091 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to the York by Broadview Homes, a stunning move-in ready property offering over 2,100 square feet of beautifully designed living space with 3 bedrooms, 3 bathrooms, and a main floor office. This brand-new home perfectly blends modern style with everyday functionality, ideal for families seeking both comfort and sophistication. The heart of the home is the impressive chef's kitchen, complete with quartz countertops, full-height cabinetry with crown molding, soft-close drawers, and a premium stainless steel appliance package including a gas range. A convenient walkthrough pantry connects directly to the mudroom and garage, making daily living effortless. The open-concept layout flows seamlessly into the dining area and spacious great room, highlighted by a sleek electric fireplace and large windows that flood the space with natural light. The main level also features a versatile flex room alongside a full 4-piece bathroom, offering the perfect setup for guests, a home office, or multi-generational living. Upstairs, you'll find three generously sized bedrooms, a central bonus room, and a dedicated laundry area. The primary suite is a true retreat, featuring a luxurious 5-piece ensuite with dual vanities, a deep soaker tub, glass shower, private water closet, and a spacious walk-in closet. The additional bedrooms share a well-appointed 4-piece bathroom, while the bonus room provides the perfect space for relaxing or entertaining. The unfinished basement offers 9-foot ceilings and rough-in plumbing, giving you endless possibilities for future development. Additional highlights include a 200 AMP panel, high-efficiency two-stage furnace, quality flooring throughout, and a triple attached front garage with ample space for parking and storage. This thoughtfully crafted home showcases exceptional attention to detail and quality finishes

throughout. Don't miss the opportunity to own this beautifully built home—book your showing today.