



**349 Dawson Wharf Road  
Chestermere, Alberta**

**MLS # A2321319**



**\$602,800**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,895 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Front Yard, Interior Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Vinyl Windows

**Inclusions:** NA

**4 BEDROOMS | SEPARATE SIDE ENTRANCE | DOUBLE ATTACHED GARAGE | EXCELLENT CURB APPEAL** Welcome to this beautifully designed home by Broadview Homes, offering exceptional curb appeal, 4 bedrooms, modern living space, a functional open-concept layout, and upscale finishes throughout. Step inside to discover 9-foot ceilings, wide-plank luxury vinyl flooring, and a bright, airy main floor filled with natural light. The stunning kitchen is a standout feature, complete with full-height cabinetry, soft-close doors and drawers, stainless steel appliances, and a large central island with seating—perfect for both everyday living and entertaining. A convenient walkthrough pantry connects directly to the mudroom and garage, making grocery drop-offs seamless. The kitchen flows effortlessly into the dining area and spacious great room, creating an inviting space for family gatherings and entertaining. A convenient 2-piece powder room completes the main level. Upstairs, you'll find 4 generously sized bedrooms and upper-level laundry for added convenience. The spacious primary retreat features a walk-in closet and a luxurious 4-piece ensuite. The remaining bedrooms share a well-appointed 4-piece bathroom, making this home ideal for growing families. The basement features 9-foot ceilings, rough-in plumbing, and a separate side entrance, offering excellent potential for future development, a secondary living space, or an income-generating suite (subject to municipal approval and permitting). Additional highlights include a double attached front garage, large driveway, and thoughtful design throughout. With west-facing frontage and an east-facing backyard, you'll enjoy abundant natural light throughout the day. This is your opportunity to own a stunning new Broadview Homes build that combines style, functionality, and future

potential. Book your private showing today.