



**153 Dawson Wharf View  
Chestermere, Alberta**

**MLS # A2322737**



**\$639,999**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,615 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Welcome to this beautifully crafted 2025 built laned home, offering the perfect blend of modern design, functionality and income potential. Boasting 5 bedrooms and 3.5 bathrooms, this home features 1,615 sq. ft. of thoughtfully designed living space on a traditional lot, complete with a detached double garage. A standout feature is the fully developed 2-bedroom illegal basement suite, currently rented and providing excellent mortgage helper potential or added flexibility for extended family living. The bright and open concept main floor showcases contemporary finishes, spacious living areas and a functional layout designed for today's lifestyle. Ideally situated in a highly desirable neighborhood, you will enjoy the convenience of being within walking distance to schools, parks, shopping, transit and everyday amenities. Whether you are a first time buyer, growing family or investor, this is an exceptional opportunity to own a nearly new home in a prime location. Don't miss out, schedule your private showing today!