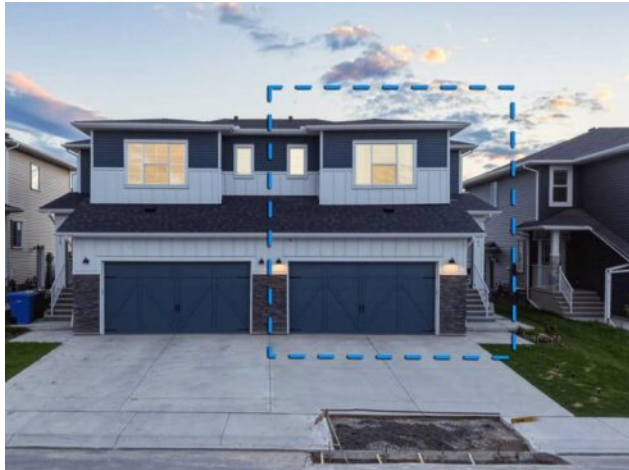




**163 DAWSON WHARF RISE Mount
Chestermere, Alberta**

MLS # A2322897



\$615,000

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,955 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: NEGOTIABLE

Welcome to this stunning 2024-built home in the sought-after community of Dawson's Landing, offering 1,980 sq. ft. of thoughtfully designed living space. Still covered under new home warranty, this property combines modern comfort, thoughtful upgrades, and excellent future potential. Backing directly onto future school grounds and green space, this home offers added privacy, open views, and the convenience of a school just steps away. Inside, you'll find 9-foot ceilings, a bright open-concept layout, upgraded flooring with no carpet on the stairs and low-pile carpet in the bedrooms, and a functional mud room designed for everyday convenience. The kitchen is enhanced with upgraded appliances, adding both style and performance to the heart of the home. Enjoy outdoor living on the spacious 13-foot covered deck—perfect for relaxing or entertaining. Built with the future in mind, the home is EV charger ready, includes rough-ins for future solar panels, and features a separate side entrance offering excellent potential for future basement development (subject to approvals), making it a strong option for investors or multi-generational living. Located in the growing community of Dawson's Landing, you're just a 5-minute walk to the Catholic school and No Frills, and minutes from Chestermere Lake, parks, shopping, restaurants, and walking pathways. With quick access to Calgary and major routes, this location offers both convenience and lifestyle. The community also features planned eco-parks, wetlands, and extensive trail systems designed for active family living.