



GRASSROOTS
REALTY GROUP

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**153 Dawson Wharf View
Chestermere, Alberta**

MLS # A2330440



\$629,999

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

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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!