



**GRASSROOTS**  
REALTY GROUP

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**262 Dawson Wharf Rise  
Chestermere, Alberta**

**MLS # A2342027**



**\$724,994**

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Dawson's Landing           |               |                  |
| <b>Type:</b>     | Residential/House          |               |                  |
| <b>Style:</b>    | 2 Storey                   |               |                  |
| <b>Size:</b>     | 2,042 sq.ft.               | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                          | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached     |               |                  |
| <b>Lot Size:</b> | 0.12 Acre                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Street Lighting |               |                  |

|                    |                                                                     |                   |     |
|--------------------|---------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                     | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                     | <b>Zoning:</b>    | TBD |
| <b>Foundation:</b> | Poured Concrete                                                     | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bathroom Rough-in, Double Vanity, Kitchen Island, Walk-In Closet(s) |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to 262 Dawson Wharf Rise &mdash; the Madison by NuVista Homes. This Farmhouse-style home offers 3 bedrooms and 3 bathrooms across two well-designed levels in the community of Dawson's Landing, Chestermere. The main floor features 9' ceilings, luxury vinyl plank flooring, a spacious great room with electric fireplace and full tile surround to ceiling height, and a flex room for added versatility. The kitchen is appointed with an upgraded Samsung gas range, built-in microwave, taller upper cabinets, and quartz countertops. Upstairs, the primary bedroom is complemented by a bonus room, two additional bedrooms, and conveniently located laundry. A side entrance adds future potential, while an oversized 22'x22' garage and 11'x10' rear deck complete this exceptional package. Photos are representative.