



GRASSROOTS
REALTY GROUP

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**245 Dawson Wharf Crescent
Chestermere, Alberta**

MLS # A2342213



\$874,994

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,668 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, Pantry		

Inclusions:	N/A
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Welcome to 245 Dawson Wharf Crescent — the Norwood by NuVista Homes. This Craftsman-style home offers 4 bedrooms and 4 bathrooms across two thoughtfully designed levels in the community of Dawson's Landing, Chestermere. The main floor features 9' ceilings, a spacious great room with electric fireplace and full tile surround to ceiling height, and an open dining area. The kitchen is appointed with an upgraded Samsung gourmet appliance package, extended upper cabinets, quartz countertops throughout, and a separate spice kitchen — ideal for avid home cooks. A main floor flex room adds versatile living space. Upstairs, the primary bedroom includes a walk-in closet and ensuite, alongside a bonus room, three additional bedrooms, and convenient upper floor laundry. A side entrance offers excellent future basement development potential. Completed by an attached triple car garage. Photos are representative.