



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**286 Dawson Wharf Rise
Chestermere, Alberta**

MLS # A2349091



\$834,998

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,619 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

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:	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this beautifully designed 5-bedroom, 3-bath home in the growing community of Dawson's Landing, Chestermere. Built by NuVista Homes, this farmhouse-style home offers exceptional space and functionality for modern living. The main floor features 9' ceilings, luxury vinyl plank flooring, and a natural gas fireplace with full-height tile surround. The kitchen is equipped with quartz countertops, extended upper cabinetry, and an upgraded Samsung appliance package. A side entrance provides excellent potential for future basement development (subject to approval). With five bedrooms, this home is ideal for growing families. A triple car garage adds convenience and storage. Located near parks, pathways, and amenities, this home offers space, flexibility, and long-term value.