



GRASSROOTS
REALTY GROUP

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**139 Dawson Wharf Mount
Chestermere, Alberta**

MLS # A2349279



\$799,605

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,395 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	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 thoughtfully designed 3-bedroom, 2.5-bath home built by NuVista Homes, offering the perfect combination of style, functionality, and future flexibility. Featuring 9' ceilings on the main floor and foundation, this home delivers a bright and open-concept layout ideal for modern living. The kitchen is designed to impress with quartz countertops throughout, an upgraded Samsung gourmet appliance package, and a dedicated spice kitchen for added convenience and versatility. The main living area showcases luxury vinyl plank flooring and a natural gas fireplace with full-height tile surround, creating a warm and inviting atmosphere. Upstairs, the spacious primary retreat includes a 5-piece ensuite and a large walk-in closet with direct laundry access for everyday ease. A side entrance provides excellent future potential for basement development while the triple car garage adds exceptional storage and convenience. Photos are representative.