



GRASSROOTS
REALTY GROUP

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**301 Dawson Wharf Road
Chestermere, Alberta**

MLS # A2351534



\$989,397

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,528 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: Spice kitchen with additional gas range

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. Photos representative.