



GRASSROOTS
REALTY GROUP

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**269 Dawson Wharf Crescent
Chestermere, Alberta**

MLS # A2226392



\$766,800

Division: Dawson's Landing

Type: Residential/House

Style: 2 Storey

Size: 2,092 sq.ft. **Age:** 2025 (0 yrs old)

Beds: 3 **Baths:** 3

Garage: Triple Garage Attached

Lot Size: 0.13 Acre

Lot Feat: Corner Lot, Level

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: TBD

Utilities: -

Inclusions: N/A

Welcome to your dream home in Dawson's Landing, built by renowned Broadview Homes! This stunning residence features a triple car garage and boasts 3 spacious bedrooms and 3 full bathrooms, perfect for growing families or those who love to entertain. Step into the bright, open-concept main floor, where natural light floods the space and a cozy gas fireplace adds warmth and charm. The chef-inspired kitchen offers a large island, a walkthrough pantry, and ample cabinetry—ideal for effortless hosting. Upstairs, enjoy the added comfort of a bonus room, perfect as a media lounge or play area. Retreat to the luxurious primary bedroom, complete with a massive ensuite featuring dual sinks, soaker tub, separate shower, and a generous walk-in closet. Located in the vibrant and growing community of Dawson's Landing, this home offers style, space, and unmatched functionality.