



GRASSROOTS
REALTY GROUP

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117 Dawson Wharf View SE Chestermere, Alberta

MLS # A2235150



\$629,999

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,601 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: another set of appliances (refrigerator, range, hood fan, laundry) in the basement

Welcome to this 2025-BRAND NEW DETACHED home with 2 bedroom illegal basement suite and 20X20 detached garage in an oversized lot. located in the desirable community of Dawson Landing in Chestermere! This upgraded home is featured with main floor beautifully designed living with oversize entertainment unit and dining area, a chef-inspired kitchen with stainless steel appliances, a built-in microwave, a chimney hood fan, a gas stove, and a fridge. Next enter the upgraded dinning area with beautiful wall designs. The main floor also has a 2-piece washroom. On the 2nd floor, the primary bedroom includes a walk-in closet and a private 3-piece ensuite, 2 additional bedrooms, a 4-piece bathroom, a bonus room, and the laundry provides convenience. The basement has a separate side entrance with 3 windows, and offers excellent potential for future 2 bedroom basement development. With easy access to local amenities, schools, parks, and shopping, Dawson Landing is an ideal location for families and those seeking a peaceful retreat with the benefits of city proximity. Don't miss this incredible opportunity to own a brand-new home at a prime location—schedule your viewing today!