



**GRASSROOTS**  
REALTY GROUP

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## 121 Dawson Wharf View Chestermere, Alberta

**MLS # A2236764**



# \$645,000

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,608 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Lake, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

! DOUBLE CAR GARAGE DETACHED BUILD BY BUIDER IN SUMMER 2025, SIDE ENTRANCE FOR BASEMENT ! DAWSON LANDING is Chestermere's most exciting communities, Step into the perfect blend of luxury, comfort, and convenience home by TRUMAN, just minutes away from Calgary, this home offers the serenity of small-town living without sacrificing big-city amenities. you'll be captivated by the open-concept design, soaring 9' ceilings, and abundance of natural light. The finished basement with its 9' ceilings, and abundance of natural light premium stainless steel appliances, upgraded gas stove, and a walk-in pantry. The basement is under construction, basement includes 2 bedroom illegal suite with full washroom and will be completed before possession.