



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**151 Dawson Wharf Mount  
Chestermere, Alberta**

**MLS # A2238100**

**\$949,900**



<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,684 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Tankless Hot Water		

**Inclusions:** N/A

Welcome to the Springhill model—an expansive 2,684 sq. ft. home on a 46'x10' lot in Dawson's Landing. Designed for flexibility and comfort, this home features 5 bedrooms, including a main floor bedroom and full bath—ideal for guests.. Enjoy a chef-inspired built-in kitchen with a separate spice kitchen, perfect for entertaining. The upper floor boasts 4 bedrooms with a unique dual ensuite layout, a central bonus room, and a full laundry room with sink. The owner's bedroom offers a luxurious 5-piece ensuite with glass and tile shower. Additional features include a side entrance, basement rough-ins potential for future development, a 13'x10' rear deck with stairs to grade, and an electric fireplace in the great room. Photos are representative.