



GRASSROOTS
REALTY GROUP

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**397 Dawson Wharf Road SE
Chestermere, Alberta**

MLS # A2239895



\$649,999

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,620 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to our brand new 2025 built home, offering 1,620.06 sq ft of beautifully designed living space. This charming property offers total 5 bedrooms, 3.5 bathrooms, perfect for extended family living, this home sits on a traditional lot. A double detached garage will be built by the builder and is scheduled for completion this summer, adding future convenience and value. Open floor plan with upgraded appliances. Located in a prime area, all major amenities are within walking distance, making everyday life convenient and comfortable. Don't miss this opportunity come take a look today!