



GRASSROOTS
REALTY GROUP

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

**209 Dawson Wharf Road
Chestermere, Alberta**

MLS # A2241804



\$673,500

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,040 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Brand new by NuVista Homes, two story semi-detached home with over 2,000 sq. ft. of thoughtfully designed living space. Enjoy 9' ceilings that enhance the open feel of the main level. The high quality kitchen is equipped with extended upper cabinets, quartz countertops, an upgraded gas range and a walk through pantry. Luxury vinyl plank flooring flows seamlessly throughout the main floor, adding elegance and durability. A versatile flex room provides space for a home office or private den. The upstairs CENTRAL BONUS ROOM OFFERS A COZY RETREAT, SEPARATING THE SECONDARY BEDROOMS FROM THE PRIMARY SUITE. There is a convenient upstairs laundry room which makes daily routines a breeze. The primary suite is a tranquil haven, featuring a luxurious ensuite with a double vanity, soaker tub and a separate shower. There is also a separate side entrance to the basement, offering the potential for a future secondary suite providing flexibility for extended family living or rental income. Dawson's Landing is nestled amidst nearly 30 acres of protected wetlands and an additional 22 acres of environmental reserve, creating a serene and picturesque environment, the perfect child safe neighbourhood only 25 minutes to downtown Calgary and the airport.