



**GRASSROOTS**  
REALTY GROUP

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## 169 Dawson Wharf View Chestermere, Alberta

**MLS # A2241822**



**\$659,900**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,618 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, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1PRL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s)		

**Inclusions:** Electric stove, Refrigerator, Microwave hood fan.

BRAND NEW HOUSE| 2 BEDROOM ILLEGAL SUITE| DOUBLE CAR GARAGE| SIDE ENTRANCE| SEPARATE LAUNDRY| FULLY UPGRADED!! Welcome to this stunning BRAND-NEW DETACHED home, perfectly situated on a desirable conventional lot with 2 BEDROOM ILLEGAL SUITE in the lovely community of Dawson Landing in Chestermere! Just 1 minute away from a shopping plaza with No Frills and only 5 minutes from Chestermere Lake and major shopping centers, including Safeway, Restaurants, Walmart, Costco, banks and nearby schools, this home provides easy access to everything you need. Filled with natural light from extra windows, the main floor features a beautifully designed living and dining area, a chef-inspired kitchen with stainless steel appliances, a built-in microwave, a sleek chimney hood fan, a gas stove, and a fridge with ice and water outlet, along with a convenient 2-piece washroom and mud room. Upstairs, the primary bedroom includes a walk-in closet, a tray ceiling and a private 3-piece ensuite, while two additional bedrooms, a second 4-piece bathroom, a spacious bonus room, and upper-floor laundry provide ample space and functionality. 2 BEDROOM ILLEGAL SUITE comes with a SEPARATE ENTRANCE, 9 feet ceiling, a living area, a kitchen, 2 good size bedrooms, a full bathroom and a SEPARATE LAUNDRY. Plus, a double garage in the back will be completed by the builder, providing secure parking and extra storage. Don't miss this incredible opportunity to own a brand-new home at a prime location. Some of the pictures are virtually staged. —schedule your viewing today!