



GRASSROOTS
REALTY GROUP

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153 Dawson Wharf View SE
Chestermere, Alberta

MLS # A2254942



\$644,999

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,615 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot		

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

Inclusions: NA

Welcome to this stunning 2025 built laned home offering 5 bedrooms, including a 2-bedroom illegal basement suite that is currently rented, offering great flexibility or mortgage helper potential. With 1,615 Sq Ft of thoughtfully designed living space, this property sits on a traditional lot and features a detached double garage. Ideally located in a prime neighborhood, you will enjoy the convenience of having schools, parks, shopping and all major amenities within walking distance. Don't miss this incredible opportunity, book your showing today!