



GRASSROOTS
REALTY GROUP

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**72 Dawson Wharf Mount
Chestermere, Alberta**

MLS # A2269469



\$796,800

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,110 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Builders Appliance Package

Brand New Build | Detached | 3 Bedrooms | 3 Full Bathrooms | Main Floor Flex Room | Open Floor Plan | High Ceilings (9' Main & Basement) | Gas Fireplace | Spacious Kitchen | Stainless Steel Appliances | Bonus Room | Primary Bedroom with Spa-Inspired Ensuite & Walk-In Closet | Basement Plumbing Rough-ins | Ready for Move-In. Welcome to the York! Home model by Broadview Homes in Dawson's Landing, Chestermere! This stunning 2,939.06 sq. ft. detached home is move-in ready and offers the perfect blend of style, space, and functionality. The main floor features an open-concept layout with 9' ceilings and a versatile flex room with a full bathroom right outside. Ideal as a home office, guest suite or playroom. The heart of the home is a spacious kitchen equipped with stainless steel appliances, ample counter space, and elegant finishes, seamlessly flowing into a bright living area complete with a cozy gas fireplace. Upstairs, you'll find a generous bonus room, two secondary bedrooms, and a massive primary bedroom featuring a spa-inspired ensuite and walk-in closet. The basement offers 9' ceilings and plumbing rough-ins, providing excellent potential for future development. Located in the family-friendly community of Dawson's Landing, this home is surrounded by stunning natural landscapes, and walking paths, with close proximity to schools, grocery stores, restaurants and the infamous Chestermere Lake. This is modern living at its finest, schedule your showing today!