



**GRASSROOTS**  
REALTY GROUP

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**72 Dawson Wharf Mount  
Chestermere, Alberta**

**MLS # A2269469**



**\$796,800**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,110 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

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