



**GRASSROOTS**  
REALTY GROUP

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**151 Dawson Wharf Mount  
Chestermere, Alberta**

**MLS # A2269498**

**\$899,900**



**Division:** Dawson's Landing

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 2,684 sq.ft. **Age:** 2025 (0 yrs old)

**Beds:** 5 **Baths:** 4

**Garage:** Parking Pad, Triple Garage Attached

**Lot Size:** 0.12 Acre

**Lot Feat:** Back Yard

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Other

**Exterior:** Cement Fiber Board, Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bathroom Rough-in, Tankless Hot Water

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** TBD

**Utilities:** -

**Inclusions:** N/A

Welcome to the Springhill model—an expansive 2,684 sq. ft. home on a 46'x100' lot in Dawson's Landing. Designed for flexibility and comfort, this home features 5 bedrooms, including a main floor bedroom and full bath—ideal for guests.. Enjoy a chef-inspired built-in kitchen with a separate spice kitchen, perfect for entertaining. The upper floor boasts 4 bedrooms with a unique dual ensuite layout, a central bonus room, and a full laundry room with sink. The owner's bedroom offers a luxurious 5-piece ensuite with glass and tile shower. Additional features include a side entrance, basement rough-ins potential for future development, a 13'x10' rear deck with stairs to grade, and an electric fireplace in the great room. Photos are representative.