



GRASSROOTS
REALTY GROUP

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**397 Dawson Wharf Road
Chestermere, Alberta**

MLS # A2269964



\$616,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,621 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this stunning brand new 2025-built home. Offering over 1,620 sq ft of beautifully designed living space, this home features 3 spacious bedrooms, 2.5 bathrooms and an open-concept main floor with upgraded finishes and modern appliances. The basement is fully finished with an (illegal) 2-bedroom suite, complete with its own kitchen and full bathroom, ideal for extended family or future rental potential. A double detached garage is already built, adding even more convenience and value to this incredible property. This home sits on a traditional lot and includes a separate side entrance, 9’ basement ceilings and large windows that fill the home with natural light. Enjoy the perfect location, within walking distance to major amenities, three beautiful parks and Rainbow Creek School, with additional schools and shopping just minutes away. Everything you are looking for style, space and smart investment all in one beautiful home. Do not miss out, schedule your showing today!