



**GRASSROOTS**  
REALTY GROUP

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**257 Dawson Wharf Road  
Chestermere, Alberta**

**MLS # A2282298**



**\$621,950**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,857 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Welcome to The Mitchell by NuVista Homes, located at 257 Dawson Wharf Road in the desirable community of Dawson's Landing, Chestermere. This thoughtfully designed 1,874 sq ft home offers 3 bedrooms and 2.5 bathrooms with a functional layout ideal for modern family living. The main floor features 9' foundation and ceiling heights, luxury vinyl plank flooring, a flex room, and a bright great room that flows into a well-appointed kitchen with quartz countertops, taller upper cabinets, and a dedicated spice kitchen. Both the mudroom and front foyer include built-in benches for added everyday convenience. Upstairs, the primary bedroom includes a walk-in closet and private ensuite, complemented by two additional bedrooms, a full bathroom, a media room, and upper-floor laundry. A side entrance provides excellent future basement development potential, while the 12' x 10' rear deck is perfect for summer enjoyment. Photos are representative.