



**GRASSROOTS**  
REALTY GROUP

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**129 Dawson Wharf View  
Chestermere, Alberta**

**MLS # A2282627**



**\$609,999**

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,615 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 Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<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>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1PRL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to this stunning 2025-built laned home offering 3 spacious bedrooms and 1,615 sq. ft. of thoughtfully designed living space on a traditional lot. This beautiful property features a detached double garage and a separate side entrance, providing excellent future potential. Ideally located in a prime, family-friendly neighborhood, you will enjoy the convenience of schools, parks, shopping and major amenities all within walking distance. A perfect blend of modern design, functionality and location—don't miss this incredible opportunity. Book your showing today!