



**157 Dawson Wharf View
Chestermere, Alberta**

MLS # A2294303



\$639,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,608 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: NA

BRAND NEW | DOUBLE DETACHED GARAGE | 2 BEDROOM ILLEGAL BASEMENT SUITE | SEPARATE LAUNDRY | FULLY UPGRADED. Welcome to this outstanding, pristine 2-storey Truman-built home offering 5 bedrooms and 3.5 bathrooms, located in the sought-after family community of Dawson's Landing. This fully upgraded home features stylish luxury vinyl flooring throughout the open-concept main floor, thoughtfully designed around a gourmet chef's kitchen. Enjoy quartz countertops, a large central island, stainless steel appliances, and abundant cabinetry—perfect for both everyday living and entertaining. The kitchen flows seamlessly into the bright dining area and spacious living room, both flooded with natural light. Upstairs, the primary bedroom offers a private ensuite bathroom, while two additional generously sized bedrooms, a 4-piece main bathroom, and convenient upper-floor laundry complete the level. The fully developed basement boasts a 2-bedroom illegal suite with separate entrance, full kitchen, full bathroom, separate laundry, and three large windows, making it ideal for extended family or rental potential. Additional highlights include a double detached garage for secure parking and extra storage. Located close to schools, parks, shopping, and local amenities, Dawson's Landing offers peaceful community living with easy access to the city. Don't miss this incredible opportunity to own a move-in-ready home in a prime location—book your private showing today!