

### 157 Dawson Wharf View Chestermere, Alberta

MLS # A2283013



## \$649,000

<b>Division:</b>	Dawson's Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,607 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>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane		

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

**Inclusions:** NA

BRAND NEW | DOUBLE ATTACHED GARAGE | 2 BEDROOM 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 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 attached 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!