

137 Dawson Wharf View
Chestermere, Alberta

MLS # A2219658



\$609,900

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|------------------|--|---------------|------------------|
| Division: | Dawson's Landing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,605 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Interior Lot, Lake, Rectangular Lot | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Granite, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in | | |

Inclusions: NA

Step into the perfect blend of luxury, comfort, and convenience with this meticulously crafted 3-bedroom, 2.5-bathroom home by TRUMAN—one of Alberta's most trusted builders. Located in the sought-after community of Dawson Landing, just minutes from Calgary, this home offers the serenity of small-town living without sacrificing big-city amenities. From the moment you walk through the door, you'll be captivated by the open-concept design, soaring 9' ceilings, and abundance of natural light. The chef-inspired kitchen is a true showstopper, featuring full-height soft-close cabinetry, gleaming quartz countertops, a spacious eating bar, premium stainless steel appliances, upgraded gas stove, and a walk-in pantry—all designed to make entertaining effortless. The main floor boasts luxury vinyl plank flooring, a stylish 2-piece bathroom, a practical mudroom, and a separate side entrance—ideal for future basement development or private suite potential (subject to approval and permitting by the city/municipality). Upstairs, unwind in the elegant primary retreat complete with a tray ceiling, walk-in closet, and a sleek 3-piece ensuite. A central bonus room offers versatile space for a home office, media lounge, or play area, while two additional bedrooms, a full bath, and an upper-level laundry room provide everything your family needs. The unfinished basement with its own private entrance opens up endless possibilities—whether you're envisioning a home gym, income-generating suite, or personal rec room, with 3 windows you can easily fit 2 extra beds and a full bath. Set in a peaceful lakeside community surrounded by parks, schools, and shopping, Dawson Landing delivers the lifestyle you've been looking for. Enjoy year-round outdoor activities, a welcoming neighborhood atmosphere, and

seamless access to Calgary's major routes. 20x20 Garage will be built this Summer by TRUMAN. Yard will have material added and graded with SOD/grass installed in front yard. Don't miss your chance to own a brand-new home in one of Chestermere's most exciting communities—schedule your private showing today and discover the value and lifestyle Dawson Landing has to offer!