

177 Dawson Wharf View
Chestermere, Alberta

MLS # A2220122



\$677,000

Division:	Dawson's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,612 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1PRL
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s)		

Inclusions: Electric stove, Refrigerator, washer/dryer.

CORNER LOT| 2 BEDROOM ILLEGAL SUITE| BRAND NEW| DOUBLE CAR GARAGE| SIDE ENTRANCE| SEPARATE LAUNDRY| FULLY UPGRADED!! Welcome to this stunning BRAND-NEW DETACHED home, perfectly situated on a desirable CORNER lot with 2 BEDROOM ILLEGAL SUITE in the lovely community of Dawson Landing in Chestermere! Just 1 minute away from a shopping plaza with No Frills and only 5 minutes from Chestermere Lake and major shopping centers, including Safeway, Restaurants, Walmart, Costco, banks and nearby schools, this home provides easy access to everything you need. Filled with natural light from extra windows, the main floor features a beautifully designed living and dining area, a chef-inspired kitchen with stainless steel appliances, a built-in microwave, a sleek chimney hood fan, a gas stove, and a fridge with ice and water outlet, along with a convenient 2-piece washroom and mud room. Upstairs, the primary bedroom includes a walk-in closet, a tray ceiling and a private 3-piece ensuite, while two additional bedrooms, a second 4-piece bathroom, a spacious bonus room, and upper-floor laundry provide ample space and functionality. 2 BEDROOM ILLEGAL SUITE comes with a SEPARATE ENTRANCE, 9 feet ceiling, a living area, a kitchen, 2 good size bedrooms, a full bathroom and a SEPARATE LAUNDRY. Plus, a double garage in the back will be completed by the builder, providing secure parking and extra storage. Don't miss this incredible opportunity to own a brand-new home at a prime location—schedule your viewing today!