

**150 Dawson Wharf Rise
Chestermere, Alberta**

MLS # A2201677



\$667,500

Division:	Dawson's Landing		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,922 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Crown Molding, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Home is a front drive duplex on the corner. 3 bedrooms, 3 bathrooms & foundation and main floor ceiling height Side entrance & great for potential future development. Spice kitchen Upgraded Samsung gas range Quality kitchen cabinets with taller upper cabinets Quartz countertops throughout Electric fireplace Luxury vinyl plank throughout main floor 11' x 10' rear deck & great for summer BBQs Photos are representative.